

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WGB-4631

Date: 25-May-2026

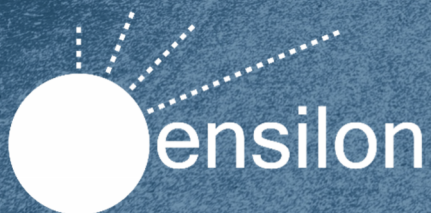


Queensland
Government

Engineering Services Report

893-899 Stanley St & 10 Hampton St
East Brisbane

Prepared for DAKL Group Pty Ltd





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BRISBANE
IPSWICH
GOLD COAST

CIVIL ENGINEERING
LAND DEVELOPMENT
TRANSPORT & TRAFFIC
HYDROLOGY & HYDRAULICS
PROJECT MANAGEMENT
FORENSIC & EXPERT SERVICES

ISSUE	DATE	ISSUE DETAILS	AUTHOR	CHECKED	APPROVED
A	19.03.2026	Issue for DA Submission	JH	NM	JH

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1. Introduction

Ensilon Consulting has been commissioned by DAKL Group to prepare a Engineering Services Report for the proposed residential development at the corner of Stanley Street and Hampton Street, East Brisbane (known as 893-899 Stanley St & 10 Hampton St and described as Lot 61 on RP11567, Lot 62 on RP11567, Lot 63 on RP11567, Lot 1 on RP116092 and Lot 60 on RP11567) within the Brisbane City Council (BCC) local government area. The site is currently within the EDQ Woolloongabba Priority Development Area (PDA).

The development involves the demolition of the existing commercial buildings to provide a new 19 storey residential tower. Refer to the Proposed Development Architectural Plans attached in Appendix A for details.

This report addresses issues relating to civil infrastructure for the development including earthworks, siteworks, drainage, sewer infrastructure and water infrastructure. The focus of this report is the civil engineering works required to support the proposed development.

The objective of this report is to demonstrate that the proposed development can be supported by the existing and/or proposed civil infrastructure and is generally compliant with the EDQ Development Scheme and Brisbane City Council (BCC) Planning Scheme for civil engineering related matters.

2. Site Characteristics

2.1 Location

The proposed development is located at 893-899 Stanley St & 10 Hampton St, East Brisbane. The site is located within the Brisbane City Council (BCC) local government area. The site is currently within the EDQ Woolloongabba Priority Development Area (PDA). The current site is a mixture and commercial and warehousing with multi access points off Stanley St & 10 Hampton St. The existing total area of the site is 2621 m².

The development site and its environs are illustrated on the locality plan in Figure 2.1.



Figure 2.1 Location of Development Site shown in red (Source: Nearmap 2026)

2.2 Land Use

The site is currently occupied by a commercial building and an associated car park.

Refer to Figure 2.1 and the Detailed Survey attached in Appendix B for details.

The proposed residential development involves the demolition of the existing commercial structures, earthworks cut and fill to provide floor pads, refurbishment to existing kerb and channel and verges and the provision of a new residential driveway crossover at Hampton Street frontage. A 2-metre-wide road dedication and corner truncation on the corner of Hampton Street and Stanley Street will provide for additional verge width in Hampton Street.

Refer to the Proposed Development Architectural Plans attached in Appendix A for details.

2.3 Topography and Site Drainage

The site generally falls in a south-westerly direction towards Hampton Street. Levels across the existing lots range from RL 11m at the southwest corner to RL13m at the north-eastern boundary. Refer to the Detailed Survey attached in Appendix B for details.

There exists an existing overland flow path on the site which generally fall in a westerly direction, across the existing rear carpark towards Hampton Street, however, the upstream catchment is less than 100 square metres. Details on the preservation of this overland flow path are shown in the accompanying Stormwater Management Plan.

Figure 2.2 presents the topography of the site and surrounds via a contour map.

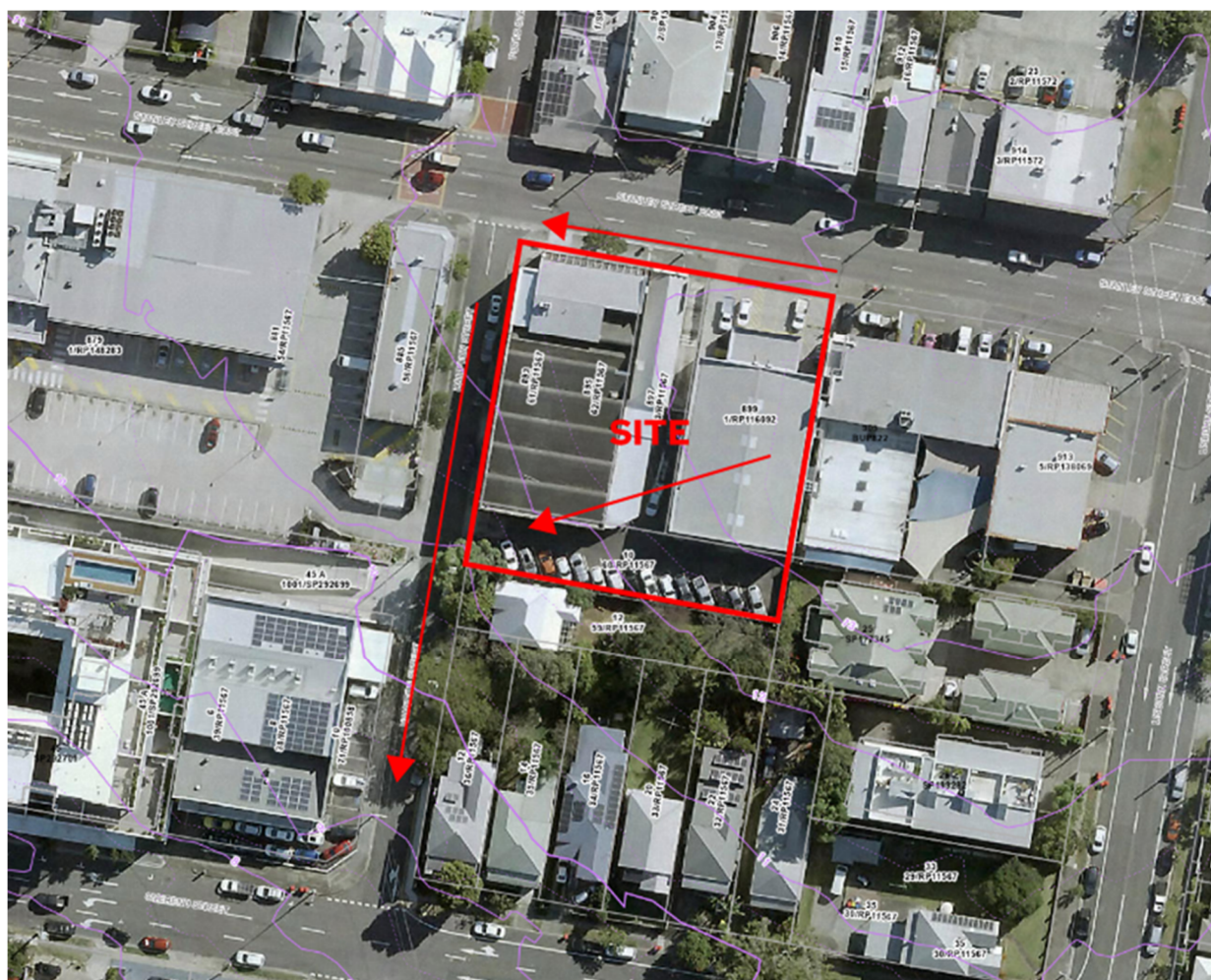
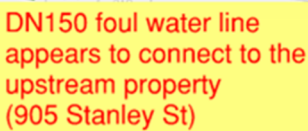


Figure 2.2 Development Site (in red) showing contours and approximate direction of surface flow (Source: BCC City Plan 2026)

There are no BCC gully pits located in or near the site, although a DN150 foul water line is shown on records to bisect the southern carpark (See Figure 2.3). It is unlikely this foul water exists based on recent potholing attempts to locate this service. See Appendix B for the potholing report.



Refer to the Detailed Survey and BCC Before You Dig Australia (BYDA) Plans attached in Appendix B for details.

3. Earthworks and Retaining Walls

Earthworks operations will be undertaken for the proposed development to shape the site to suit the proposed layout, minor fill and trim to achieve the required finished floor level, grade the driveway and vehicle access / car parking area, and interface with existing properties. Earthworks cut to fill will be utilised on site to suit the proposed surface grading and development layout. Refer to the Preliminary Earthworks Layout Plan in Appendix C for details of the earthworks proposed.

Earthwork operations for the proposed development will be carried out under Level 1 geotechnical supervision and testing in accordance with Australian Standard AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

Small retaining walls will be utilised along the southern boundary of the proposed to create a deep planting buffer zone and convey minor overland flow to Hampton Street. The small retaining walls will be sufficiently offset from the adjoining boundaries to ensure that walls are wholly contained within the development site.

Refer to the Proposed Development Architectural Plans attached in Appendix A and the Preliminary Earthworks Layout Plan attached in Appendix C for details.

4. Erosion and Sediment Control

An Erosion Hazard Assessment (EHA) Form has been completed for the proposed development and is attached in Appendix D for reference.

The completed EHA Form identifies the site as a 'medium' risk site.

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

5. Road Infrastructure and Vehicle Access

The main works area of the development has a frontage to Stanley Street and Hampton Street.

Stanley Street is an undivided one-way four-lane road with a 20m wide road reserve, 12.3m wide carriageway, barrier kerb and channel both sides.

Hampton Street is an undivided two-way two-lane road with a 10m wide road reserve, 6m wide carriageway, barrier kerb and channel both sides, with a concrete verge along the frontage of the proposed site. This concrete footpath is in excellent condition, and the footpath slab is recommended to be fully retained, however it should be noted that 2m road reserve dedication will be implemented and new concrete verge will be installed.

Refer to the Detailed Survey attached in Appendix B for details.

The existing vehicle crossings located on both frontages will be removed as part of the development works, and a new 7.3m wide driveway with extended splays in accordance with the BCC standard vehicle crossing drawing will be provided along the Hampton Street frontage. This driveway is located at least 6m from the tangent point of the kerb return, on the corner of Hampton Street and Stanley Street.

The internal driveway pavement and carpark pavement design will be undertaken as part of the BA design phase. No changes to the levels of the existing footpath slab will be made to ensure that the existing kerb and gutter drainage capacity in both Hampton and Stanley Street is preserved.

Minor works will also be undertaken to refurbish the existing kerb and channel.

Refer to the Preliminary Siteworks and Drainage Layout Plan attached in Appendix C, as well as the Colliers Traffic Report accompanying to application for further details.

6. Stormwater

6.1 Existing Flood Conditions and Overland Flow

BCC FloodWise Property Reports have been generated for the site and are attached in Appendix E for reference. The BCC FloodWise Property Reports state that the development site has no assigned flood levels and is not located within the Brisbane City Plan mapped 1% AEP for river, creek and storm tide flood event or BCC flood planning areas (FPA).

Refer to the Stormwater Management Plan for further details on the existing surface water flow assessment for the site.

6.2 Existing Drainage Infrastructure

As identified in Section 2.3 of this report, it appears under existing conditions stormwater runoff is discharged from the site primarily as overland flow and roofwater kerb adaptors into Hampton Street and Stanley Street. No underground stormwater piped drainage exist in proximity to the site, although an alleged DN150 foul water line to bisect the southern portion of the existing car park and is routed down Hampton Street towards Overend Street. Recent potholing conducted on the foul water line has been unable to locate this asset.

6.3 Proposed Drainage Infrastructure

For post development, after roofwater is captured and routed through water quality treatment devices, site discharge will be via roofwater kerb adaptors positioned along Hampton Street. A direct connection to existing BCC piped drainage is not possible as no underground stormwater assets exist in the general area and the existence of the DN150 foul water line has not been able to be verified and if it does exist it is unlikely to provide any capacity at that quoted diameter. The proposed RHS kerb adaptors are considered to be a reasonable engineering solution considering the circumstances.

Refer to the Preliminary Siteworks and Drainage Layout Plan attached in Appendix C.

6.4 Peak Flow Management

Section 7.5.2 of the BCC City Plan 2014 Infrastructure Design Planning Scheme Policy (ID PSP) states that stormwater detention requirements, may be waived for infill development where the development site has an existing impervious fraction greater than 60%. From the Detailed Survey information attached in Appendix B, and review of aerial imagery, the existing fraction impervious of the site is approximately 100%.

The proposed development will have a fraction impervious of approximately 91% based on the Architectural Layout Plans attached in Appendix A. The post-developed fraction impervious is lower than the pre-developed fraction impervious and this is primarily driven by the installation of deep planting pockets on the corner of Stanley Street and Hampton Street, as well as deep planting to act as a buffer to adjacent properties along the southern boundary.

Differences in peak flow rates between pre-developed and post developed scenarios are detailed in the Stormwater Management Plan and are considered negligible. It should also be noted that the roofwater component will directly connect to the Hampton Street kerb and channel. This includes some small areas of upstream surface flow which will be captured and discharged directly into Hampton Street. Based on the negligible increases in peak flow rates, the unique site location and catchment characteristics, the existing 100% fraction impervious surface of the site, it is not recommended to install on-site detention devices.

Refer to the Preliminary Siteworks and Drainage Layout attached in Appendix C for details.

6.5 Stormwater Quality Management

The BCC City Plan 2014 Stormwater Code Clause 9.4.9.3 Performance outcomes and acceptable outcomes Section B states where additional performance outcomes and acceptable outcomes apply to high-risk development.

This section of the BCC City Plan 2014 Stormwater Code is provided below.

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

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

Given the main works area of the site is above 2500m², stormwater quality treatment systems are proposed for the development. Refer to the Stormwater Management Plan and the Preliminary Siteworks and Drainage Layout attached in Appendix C for details.

7. Sewerage

7.1 Existing Sewerage Infrastructure

The Detailed Survey and Urban Utilities (UU) mapping information attached in Appendix B shows that the existing site is serviced via a property connection to an existing sewer main in the property to the rear. Refer to the Detailed Survey and UU Before You Dig Australia map in Appendix B for details.

UU GIS Mapping identifies the existing sewer property connection is DN100 service (located at the south-west corner of the site on Hampton Street). The existing sewer main it connects to is a DN150 sewer.

7.2 Proposed Sewerage Infrastructure

The development will be serviced by a new single DN150 sewer property service located on Hampton Street. It is likely that the connection will be less than 3m deep. This will be confirmed with UU during the Water approval process.

Refer to the Preliminary Siteworks and Drainage Layout Plan attached in Appendix C for details.

8. Water

8.1 Existing Water Infrastructure

The Detailed Survey and Urban Utilities (UU) mapping information attached in Appendix B shows the existing site is serviced via two (2) existing DN20 water service connections to an existing DN225 CI water main in Stanley St and a single DN20 water service connections to an existing DN100 CI water main in Hampton Street. Refer to the Detailed Survey and UU Before You Dig Australia map in Appendix B for details.

8.2 Proposed Water Infrastructure

The existing three (3) water service connections will be decommissioned, and a new DN150 water service will be installed off the existing DN225 CI main in Stanley Street.

This new connection service is in close proximity the proposed fire service cabinet.

Details on the water connection design and connections will be determined during the UU Water Approval stage.

Refer to the Preliminary Siteworks and Drainage Layout Plan attached in Appendix C and the Acor Building Hydraulic Consultants drawings for further details.

9. Electrical, Communications and Gas

From the Before You Dig Australia Plans attached in Appendix B, underground and overhead electrical, telecommunications and gas infrastructure is located in the Stanley Street Road reserve fronting the site. Underground electrical infrastructure is located in the Hampton Street Road reserve.

Connections can be made to this existing infrastructure for the purpose of servicing the development as required. The electrical, telecommunications and gas services for the development will be designed in accordance with the appropriate service provider's requirements.

10. BCC Development Codes

The following BCC City Plan 2014 Development Codes have been completed for the proposed development and are attached in Appendix F for reference.

- Filling and Excavation Code;
- Infrastructure Design Code; and
- Stormwater Code.

11. Conclusion

From review of the proposed service requirements for the subject site and based on the enclosed information regarding earthworks and retaining walls, vehicle access, stormwater drainage, sewer infrastructure, water infrastructure and other services (electricity, telecommunications, and gas), there are no civil engineering servicing constraints that would make the subject site unsuitable for development.

12. Qualifications and Limitations

This Engineering Services Report is not a flood study, hydraulic impact assessment, or flood impact assessment report. Ensilon Consulting have been commissioned to provide an Engineering Services Report to demonstrate the serviceability requirements of the project will be managed as part of the project.

Ensilon Consulting have provided commentary only from a high-level assessment of major overland flood flows through the site based on information readily available and provided by BCC through the BCC Flood Studies and Open Data from BCC Flood Information Online.

Ensilon Consulting do not purport to have completed a detailed hydrological, hydraulic, or hydrodynamic analysis of the overland flow path through the site and have simply, and only, relied upon available BCC data of existing overland flow flood conditions to identify approximate flood levels. Ensilon Consulting have not undertaken a hydraulic impact assessment of the proposed development in relation to the possible impacts to overland flow and have only commented on the new building alignment in the direction of overland flow.

Furthermore, due regard should be given to the limitations and constraints involved in this engineering services report which must be considered by future users of the information to correctly interpret the outcomes and outputs from this study. The following points summarise the main limitations and uncertainties associated with this study:

- LiDAR inherently has issues with accuracy as it cannot penetrate dense vegetation or water. As part of this project, the LiDAR has been reviewed through critical locations in the model. However, locations may not be accurately represented in the LiDAR topography which may affect assessment, analyses, and associated hydrological and hydraulic results.
- There are errors in LiDAR accuracy which should be considered when using design flood levels and design planning levels.
- From time to time, there may be minor errors introduced into DEMs when LiDAR is reprojected between different GDA datums or when post-developed surfaces are retriangulated and merged back into surrounding LiDAR tiles.
- Not all structures within the catchment have been reviewed or inspected during the site visits. There may be errors in the BCC database or previous modelling.
- The earthworks model which this study relies on may change or be modified in the future; either as a result of changes enacted by the Developer in future development applications or by future asset owners and their respective agents.

In preparing this document, including all relevant calculations, and modelling, Ensilon Consulting has exercised the degree of skill, care and diligence normally exercised by members of the engineering profession and has acted in accordance with accepted practices of engineering principles.

Ensilon Consulting has used reasonable endeavours to inform itself of the parameters and requirements of the project and has taken reasonable steps to ensure that the works and documents are as accurate and comprehensive as possible given the information upon which it has been based including information that may have been provided or obtained by any third party or external sources which has not been independently verified.

Ensilon Consulting reserves the right to review and amend any aspect of the works performed including any opinions and recommendations from the works included or referred to in the works if:

- Additional sources of information not presently available (for whatever reason) are provided or become known to Ensilon Consulting; or
- Ensilon Consulting considers it prudent to revise any aspect of the works in light of any information which becomes known to it after the date of submission.

Ensilon Consulting does not give any warranty nor accept any liability in relation to the completeness or accuracy of the works, which may be inherently reliant upon the completeness and accuracy of the input data and the agreed scope of works. All limitations of liability shall apply for the benefit of the employees, agents, and representatives of Ensilon Consulting to the same extent that they apply for the benefit of Ensilon Consulting.

This document is for the use of the party to whom it is addressed and for no other persons. No responsibility is accepted to any third party for the whole or part of the contents of this report.

If any claim or demand is made by any person against Ensilon Consulting on the basis of detriment sustained or alleged to have been sustained as a result of reliance upon the report or information therein, Ensilon will rely upon this provision as a defence to any such claim or demand.

This report does not provide legal advice or legal interpretation in any way whatsoever.

13. RPEQ Certification Statement

As a Registered Professional Engineer of Queensland (RPEQ) for this project, on behalf of Epsilon Consulting, I certify that the assessments undertaken by Epsilon Consulting as part of this Engineering Services Report have been completed by suitably qualified persons, generally in accordance with current engineering guidelines and generally in compliance with the Brisbane City Council City Plan.

This report has been based on the following data and assumptions detailed below:

- BCC FloodWise Property Reports,
- BCC Contour and LiDAR Data,
- Proposed development earthworks DEM provided by Epsilon Consulting,
- Site catchments based on topographical information sourced from survey and BCC Contours,
- Aerial imagery from BCC, Nearmap & Google Maps.
- Proposed layout and design levels provided by NMDS Architecture

The assessments and assumptions detailed in this report are subject to the qualifications and limitations detailed in Section 12.



Jason Harley

Principal Engineer, Epsilon Consulting

BE (Hons)

RPEQ No. 05665

14. References

Brisbane City Council, (2014), *Brisbane City Plan*

IPWEAQ, (2017), Queensland Urban Drainage Manual, 4th Ed., Queensland

14. References

Brisbane City Council, (2014), *Brisbane City Plan*

IPWEAQ, (2017), Queensland Urban Drainage Manual, 4th Ed., Queensland

Appendix A - Proposed Development Architectural Plans

HAMPTON STREET

STANLEY STREET

GR (L0)
17.03.2026

NMDSARCHITECTURE

NICK MUSLIN 0409.130.471
www.nmds.net.au

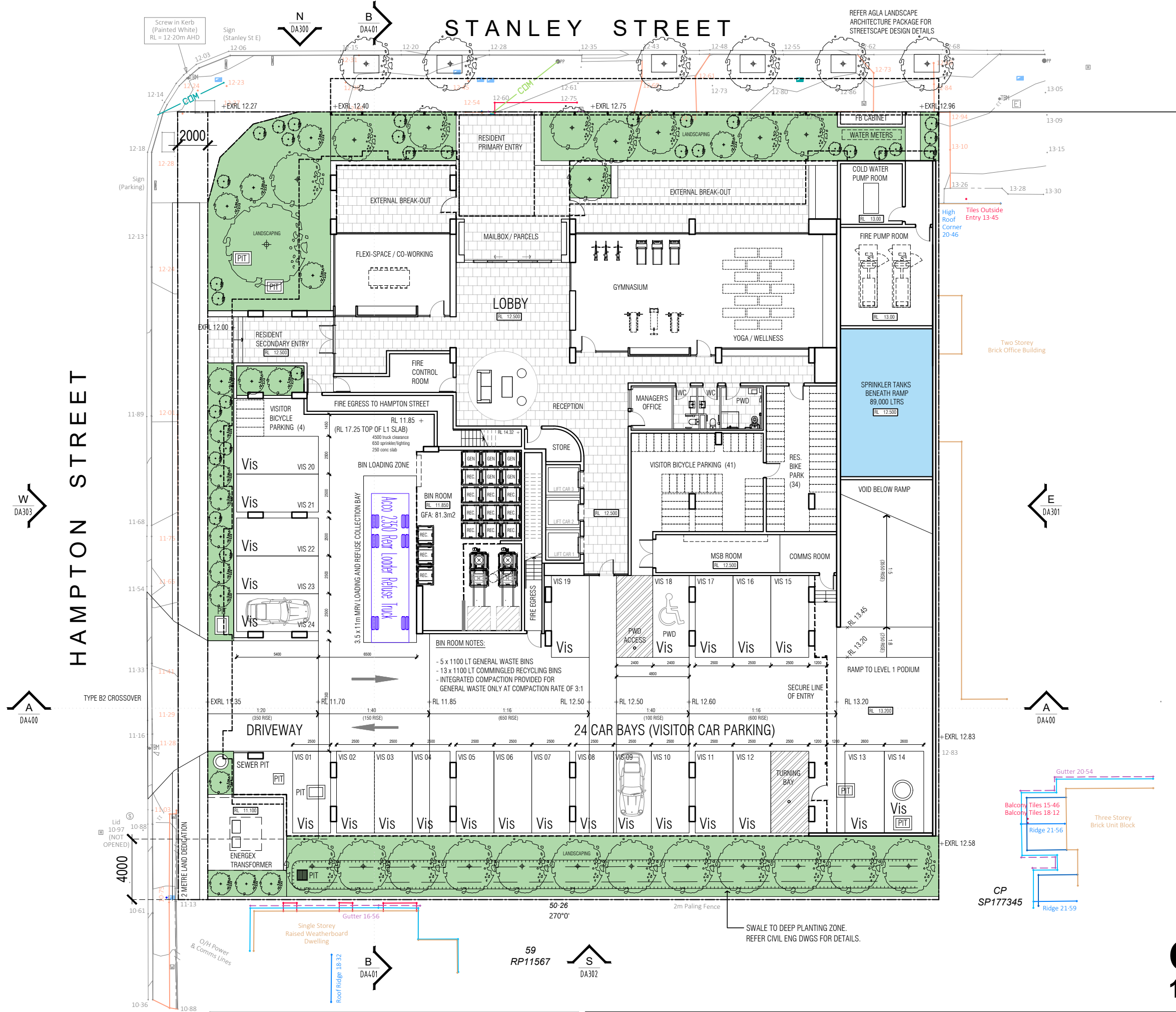
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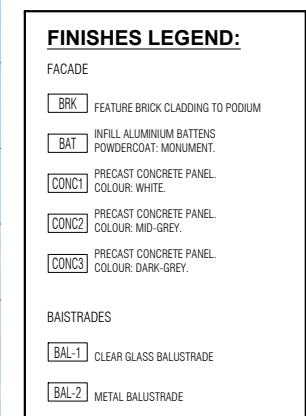
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JOB NUMBER
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DRAWING
DA-200 -

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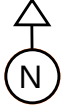
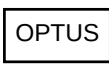
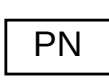
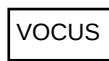
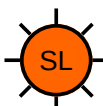
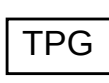
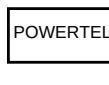
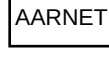
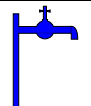
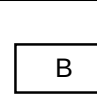
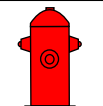
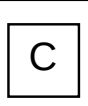
-	17.03.2026	DA APPLICATION

Appendix B – Detailed Survey and Before You Dig Australia Plans



TELSTRA - WHITE - (T)		NBN - WHITE - (NBN)		DATE:	16/03/2026
ELECTRICAL - ORANGE - (E)		REEF NETWORKS - WHITE - (RN)		COMPANY:	VISION SURVEYS
WATER - BLUE - (W)		VOCUS - WHITE - (VOC)		CONTACT:	ELLIOT GIBSON
GAS - YELLOW - (G)		AAPT - WHITE - (APT)		ADDRESS:	893-899 STANLEY STREET EAST, EAST BRISBANE
SEWER - CREAM - (S)		TPG - WHITE - (TPG)		JOB #:	15599
RECYCLED WATER - PURPLE - (RM)		POWERTEL - WHITE - (PWT)		PROJECT:	-
STORMWATER - GREEN - (SW) ✓		AARNET - WHITE - (ARN)		SKETCH #:	-
FIRE MAINS - RED - (FM)		NEXTGEN - WHITE - (NXT)		LOCATED BY:	NATHAN GRANT
UNIDENTIFIED SERVICES - PINK - (U)		UECOMM - WHITE - (UE)		REPORT BY:	NATHAN GRANT
COMMUNICATIONS - WHITE - (C)		PIPE NETWORKS - WHITE - (PN)		SITE CONTACT:	ELLIOT GIBSON
OPTUS - WHITE - (OPT)					

SERVICE LOCATION REPORT LEGEND

 NORTH FACING	 TELSTRA PILLAR	 ELECTRICAL MANHOLE	 RECYCLED WATER MANHOLE	 SEWER MANHOLE	 OPTUS PIT
 DEPTH BOX	 TELSTRA MANHOLE	 ELECTRICAL MANHOLE	 RECYCLED WATER VALVE	 SEWER MANHOLE	 UECOMM PIT
 POT HOLE LOCATION	 TELSTRA 9 PIT	 ELECTRICAL PIT	 RECYCLED WATER METER	 SEWER MANHOLE	 PIPE NETWORKS PIT
 GAS PIT	 TELSTRA 8 PIT	 ELECTRICAL PIT	 RECYCLED WATER TAP	 SEWER MANHOLE	 REEF NETWORKS PIT
 GAS VALVE	 TELSTRA 6 PIT	 ELECTRICAL PILLAR	 STORMWATER MANHOLE	 SEWER INSPECTION OPENING	 VOCUS PIT
 WATER MANHOLE	 TELSTRA 5 PIT	 ELECTRICAL TRANSFORMER	 STORMWATER MANHOLE	 SEWER VALVE	 AAPT PIT
 WATER VALVE	 TELSTRA 4 PIT	 STREET LIGHT	 STORM WATER GULLY PIT	 NBN PIT	 TPG PIT
 WATER HYDRANT	 TELSTRA 3 PIT	 POWER POLE	 STORM WATER GULLY PIT	 NBN NODE	 POWERTEL PIT
 WATER METER	 TELSTRA 2 PIT	 FIRE MAIN VALVE	 STORM WATER GULLY PIT	 COMMUNICATIONS PIT	 AARNET PIT
 WATER TAP	 TELSTRA BURIED PIT	 FIRE MAIN HYDRANT	 STORM WATER HEAD WALL	 COMMUNICATIONS PIT	 NEXTGEN PIT
 SCOPE OF WORKS	 WARNING CLOUD	 FIRE MAIN HYDRANT	 FIRE HOSE REEL	 COMMUNICATIONS PIT	

-- (a) -- (a) -- QUALITY LEVEL A

-- (b) -- (b) -- QUALITY LEVEL B

-- (c) -- (c) -- QUALITY LEVEL C

-- (d) -- (d) -- QUALITY LEVEL D

-- T -- T -- TELSTRA

-- E -- E -- ELECTRICAL

-- G -- G -- GAS

-- W -- W -- WATER

-- S/W -- S/W -- STORMWATER

-- FM -- FM -- FIRE MAINS

-- S -- S -- SEWER

-- R/W -- R/W -- RECYCLED WATER

-- U -- U -- UNIDENTIFIED

-- C -- C -- COMMUNICATIONS

-- OPT -- OPT -- OPTUS

-- NBN -- NBN -- NBN

-- UE -- UE -- UECOMM

-- PN -- PN -- PIPE NETWORKS

-- RN -- RN -- REEF NETWORKS

-- V -- V -- VOCUS

-- APT -- APT -- AAPT

-- TPG -- TPG -- TPG

-- PWT -- PWT -- POWERTEL

-- ARN -- ARN -- AARNET

-- NXT -- NXT -- NEXTGEN

ULS SERVICE LOCATION REPORT TERMS AND CONDITIONS

1. ULS advises that Electronic and GPR depths & alignments are indicative only. Customer must validate all known assets before commencing excavation via potholing of services either by Hydrovac Excavation or Hand Digging to achieve a Quality Level A as per AS 5488-2022.
2. The client acknowledges that the information contained in this document are only correct at the time of producing the document, changes in circumstances after the time of recording data may impact on the accuracy of this data eg. ground levels can change and other underground assets could be installed without our knowledge.
3. Utility Location Services Pty Ltd gives no warranty or assurance and makes no representation as to the accuracy of any information or advice contained, it is **NOT TO SCALE** and intended for visual purposes only.
4. Depth readings are for "general information" only and NOT accurate for Design and Construction. Depths if depicted, are from ground surface to somewhere on or within the service based on locating procedures and signal strength. All on site and documented depths are for potholing purposes only. Size of materials of services, if depicted are per the BYDA records or if the service is visually exposed to the locator. It may not however be applicable to the entire service.
5. All locations are done as per BYDA or GIS Documentation provided. Locations are made only for the services requested, Other services may remain unmarked if they were not part of the request.
6. Client is responsible for complying with the duty of care of the asset holders as well as following all relevant Workplace Health and Safety Legislation and Regulations.
7. It is the responsibility of the client to ensure that all necessary permits, permissions or authorisations are obtained for the work to be carried out on site.

DEFINITION OF QUALITY LEVEL CLASSIFICATIONS AS PER AS 5488-2022

This Standard provides a framework for the classification of subsurface utility location and attributes information in terms of specified quality levels. This Standard applies to subsurface utilities and associated surface features that facilitate the location and identification of subsurface utility infrastructure. These features may include access chambers, stop valves, terminal pads and other surface related facilities. This Standard does not apply to utility infrastructure that is above the surface, such as overhead wires. This Standard applies to all existing (including redundant) and under-construction subsurface utility infrastructure. A quality level describes the amount and accuracy of information that is collected or held on subsurface utility. There are four quality levels A, B, C & D

Quality Level A - (meets location accuracy standard for minimum risk when excavating)

QL-A is the highest Quality Level accuracy and consists of positive identification (Potholing) of the attribute of a subsurface utility at a point to an absolute spatial position in three dimensions. It is the only quality level that defines a subsurface utility as "Validated".

Quality Level B - (significant risk reduction)

QL-B provides relative subsurface feature in 3 dimensions. The minimum requirement for QL-B is relative spatial position, this can be achieved via an electromagnetic frequency locating device. An electronic location provided by a DBYD Certified Locator to QL-B standard would have a minimum horizontal tolerance of plus or minus 300mm and a maximum vertical tolerance of plus or minus 500mm.

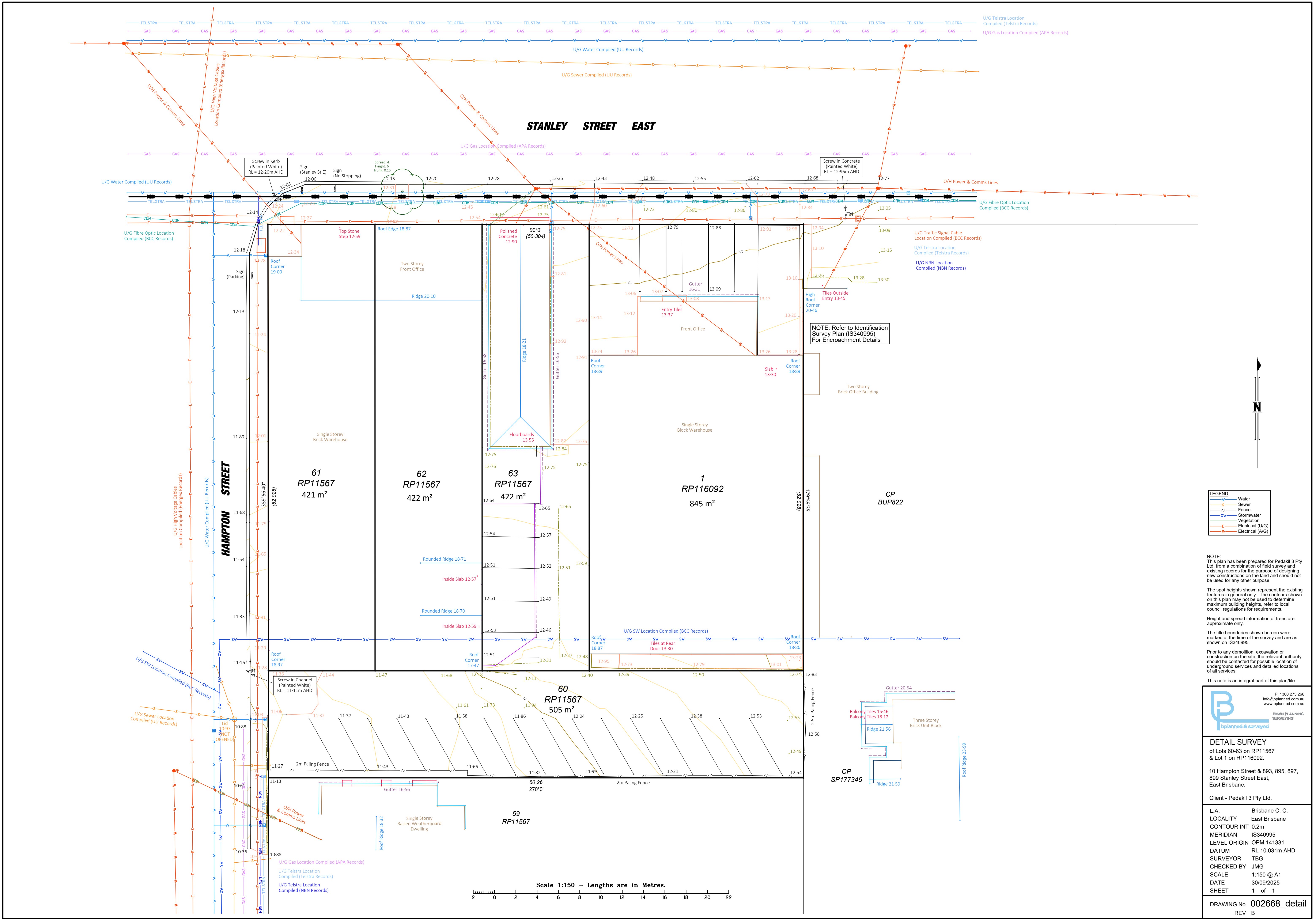
Quality Level C - (low accuracy and a high risk of damage)

QL-C is described as a subsurface feature correlation or an interpretation of the approximate location and attribute of a subsurface utility asset using a combination of existing records and site survey of visible evidence - for example you can see the pit lids shown on the plan but the actual position of underground connection between pits is still assumed.

Quality Level D - (least accurate level and if used on its own has a high risk of damage)

QL-D information is generally obtained from existing records provided by utilise as a result of a Before You Dig enquiry being lodged. In many cases the asset depicted on the plan is in a schematic format only and intended to indicate its presence.





LEGEND	
	Water
	Sewer
	Gas
	Stormwater
	Vegetation
	Electrical (U/G)
	Electrical (A/G)

NOTE:
This plan has been prepared for Pedakil 3 Pty Ltd. from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The spot heights shown represent the existing features in general only. The contours shown on this plan may not be used to determine maximum building heights, refer to local council regulations for requirements.

Height and spread information of trees are approximate only.

The title boundaries shown hereon were marked at the time of the survey and are as shown on IS340995.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of underground services and detailed locations of all services.

This note is an integral part of this plan/file



P. 1300 275 266
info@bplanned.com.au
www.bplanned.com.au

TOWN PLANNING
SURVEYING

DETAIL SURVEY
of Lots 60-63 on RP11567
& Lot 1 on RP116092.

10 Hampton Street & 893, 895, 897,
899 Stanley Street East,
East Brisbane.

Client - Pedakil 3 Pty Ltd.

L.A.	Brisbane C. C.
LOCALITY	East Brisbane
CONTOUR INT	0.2m
MERIDIAN	IS340995
LEVEL ORIGIN	OPM 141331
DATUM	RL 10.031m AHD
SURVEYOR	TBG
CHECKED BY	JMG
SCALE	1:150 @ A1
DATE	30/09/2025
SHEET	1 of 1

DRAWING No. 002668_detail
REV B

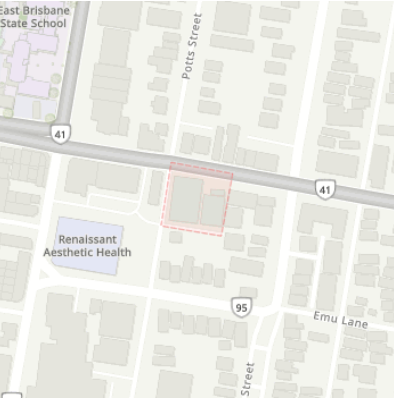
Contact Details

Contact	Contact number	Company	Enquirer ID
Jason Harley	0411 710 054	Ensilon Pty Ltd	3063614
Email		Address	
jason.harley@ensilon.com.au		10 Drysdale Crescent Brookfield QLD 4069	

Job Site and Enquiry Details

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

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
19/03/2026	19/03/2026	19/03/2026	Private	Design	Both Road, Nature Strip, Footpath	Planning & Design



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
Site Investigation	897 Stanley Street East East Brisbane QLD 4169	-

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
270029472	APA Group Gas Networks (90073)	1800 085 628	NOTIFIED
270029468	Brisbane City Council	(07) 3403 8888	NOTIFIED
270029474	Energex QLD	13 12 53	NOTIFIED
270029467	NBN Co Qld	1800 687 626	NOTIFIED
270029469	Nextgen NCC - QLD	1800 262 663	NOTIFIED
270029473	Queensland Urban Utilities	13 26 57	NOTIFIED
270029471	Telstra QLD South East	1800 653 935	NOTIFIED
270029470	TPG Telecom (QLD)	1800 786 306	NOTIFIED

END OF UTILITIES LIST



For your immediate information

THERE IS A GAS PIPELINE OR GAS ASSETS
located in close vicinity to your works.

Enquiry Date: 19/03/2026
Enquirer: Jason Harley
Sequence Number: 270029472
Work Site Address: 897 Stanley Street East
East Brisbane
QLD 4169

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

We confirm there are Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

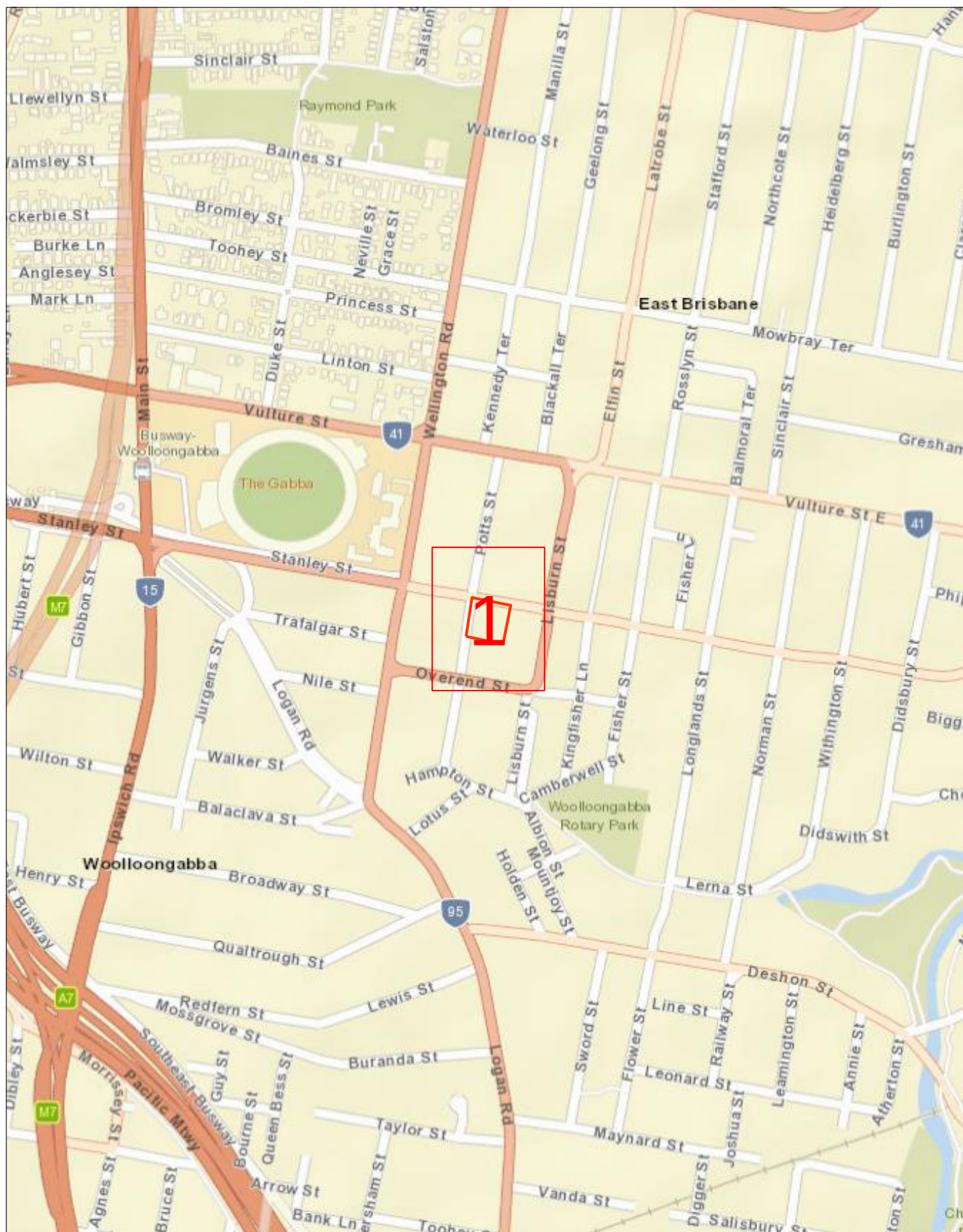
If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- Phone 1800 085 628
- Email BYDA_APA@apa.com.au

for clarification before proceeding with any work.

Site 897 Stanley Street East
Address: East Brisbane
QLD 4169

Sequence 270029472
Number:



Scale 1: 6000

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

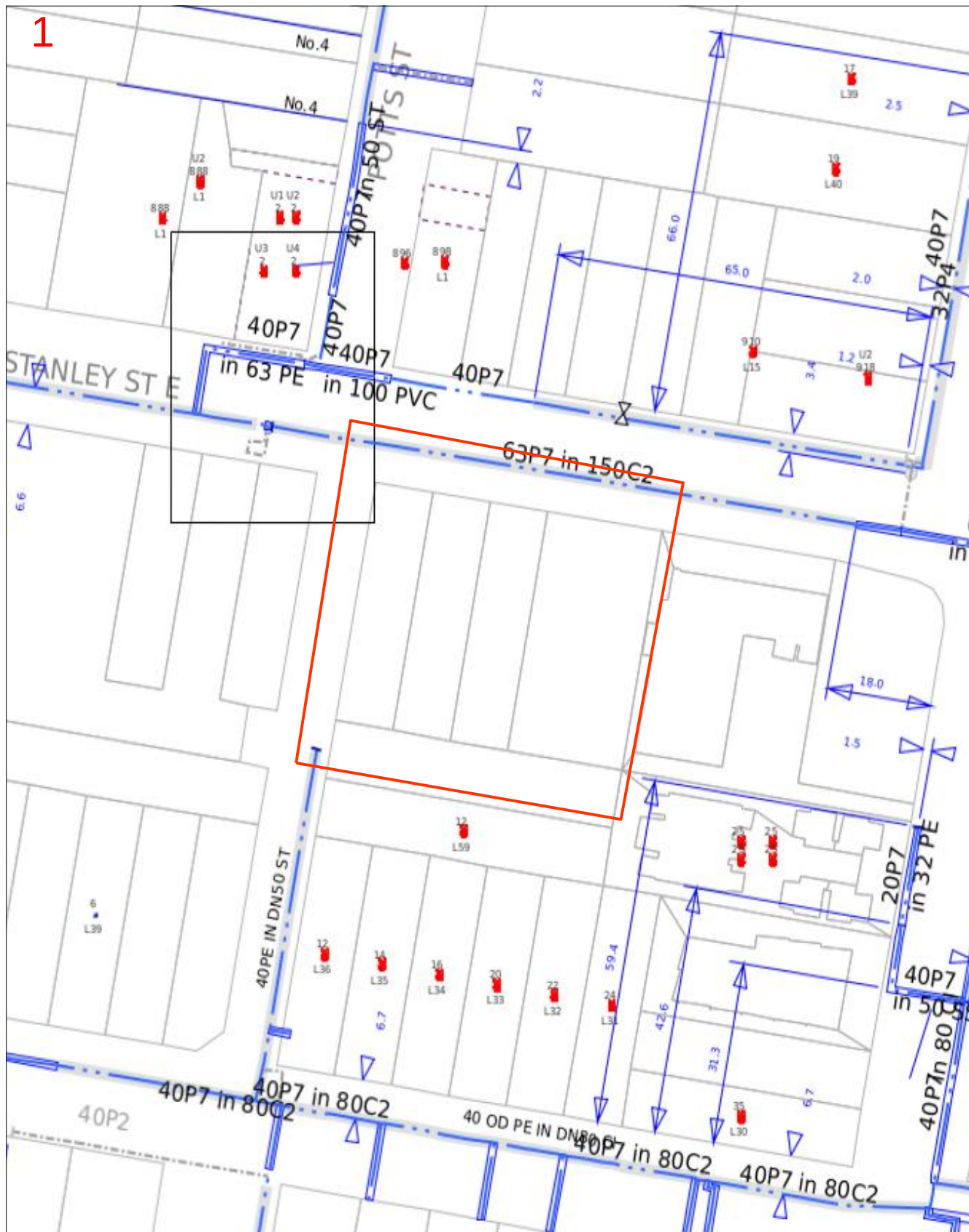


Enquiry Area

Map Key Area



Sequence Number: 270029472



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



Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	not applicable			not applicable
Hydrogen blended (aqua dash)	not applicable			not applicable

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				not applicable

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

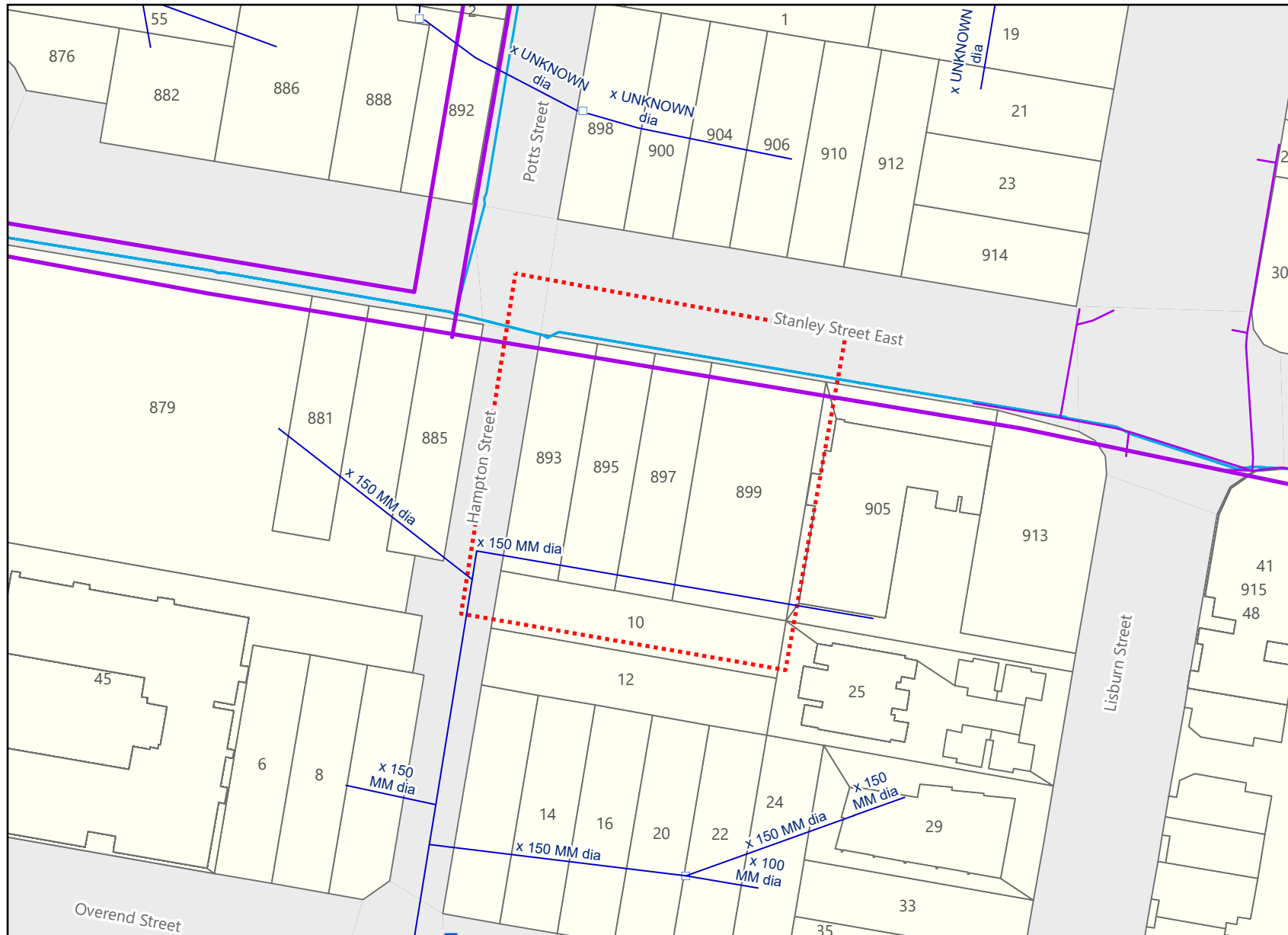
	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

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

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



Job # 52673385
Seq # 270029468
Provider: Brisbane City Council
Telephone: (07) 3403 8888



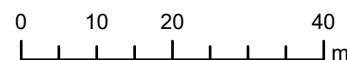
- Legend**
- BYDA Enquiry
 - Stormwater Network**
 - Stormwater Gully / Roofwater Connection
 - Stormwater Roofwater Pit
 - Stormwater Gully Pit
 - BCC Cable Network**
 - Traffic System Cable
 - Traffic Signal Ducting
 - Fibre Optic Cable Location

Disclaimer:
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Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)

Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

In an emergency contact Brisbane City Council on 07 3403 8888
19/03/26 (valid for 30 days)



Scale 1:1,000



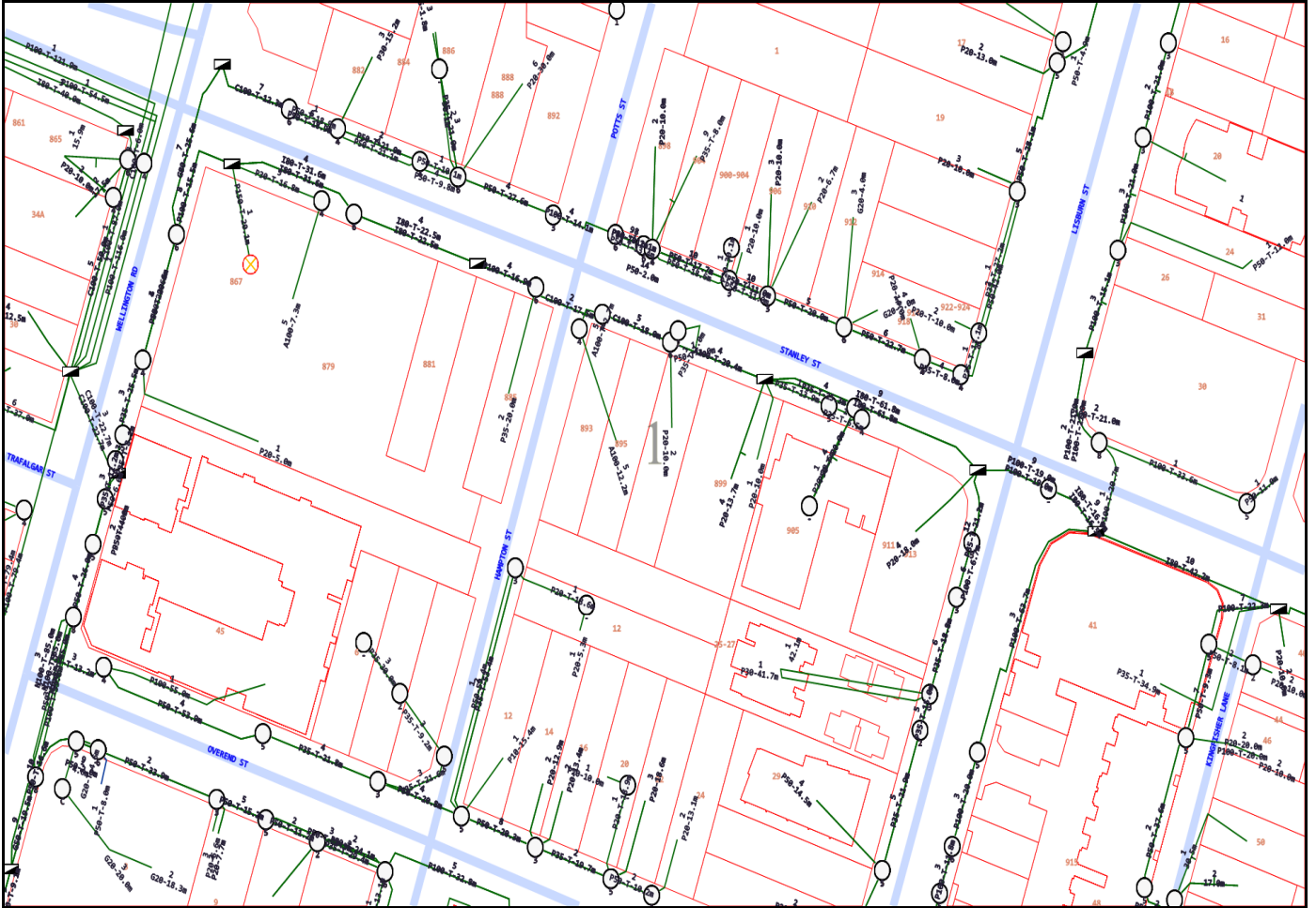
Plans generated by
SmarterWX™ Automate



LEGEND

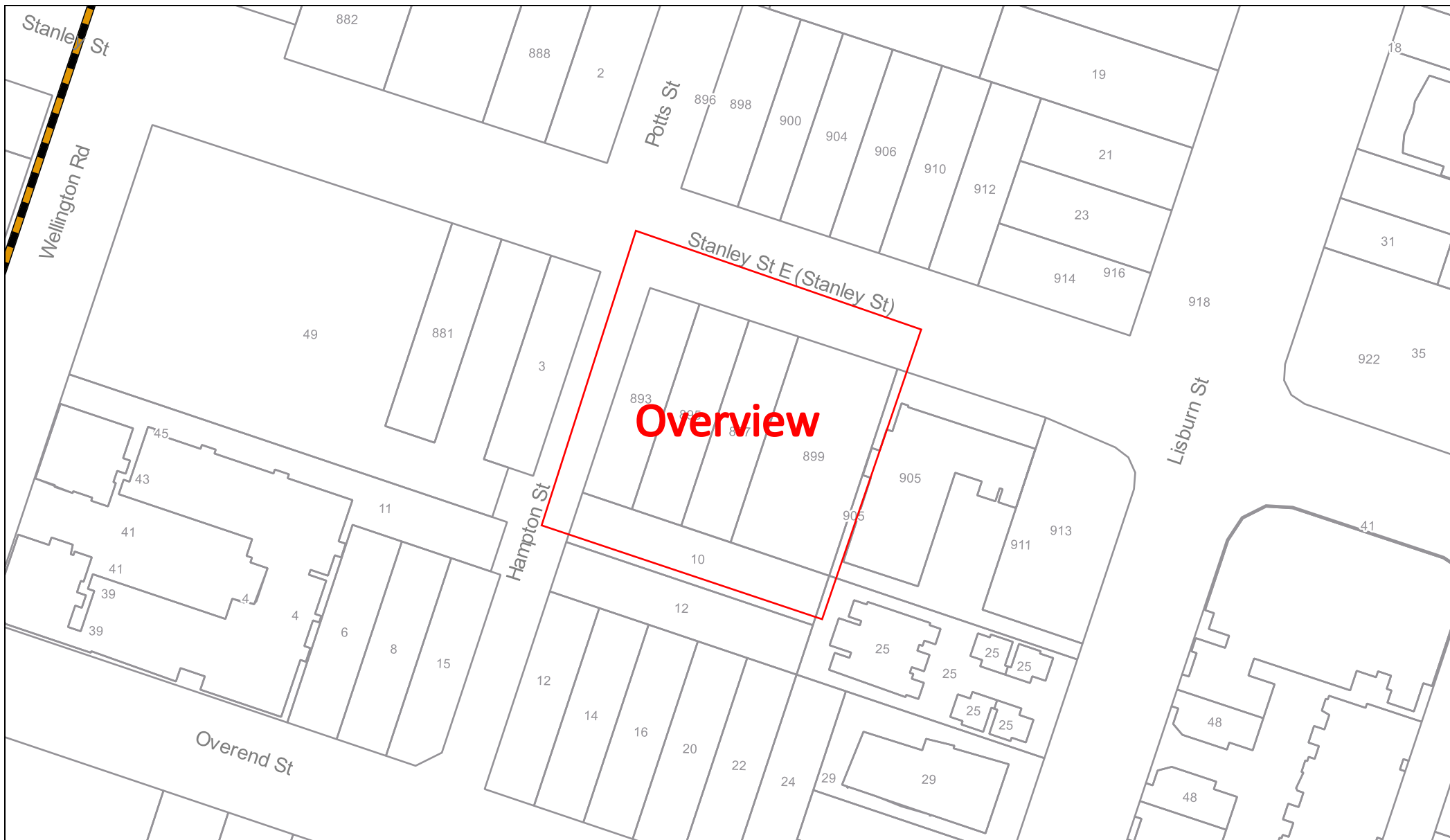


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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



Emergency Contacts

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



Sequence Number: 270029469

Date: 19/03/2026

DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.



LEGEND

Digsite



Area

Assets



Cable

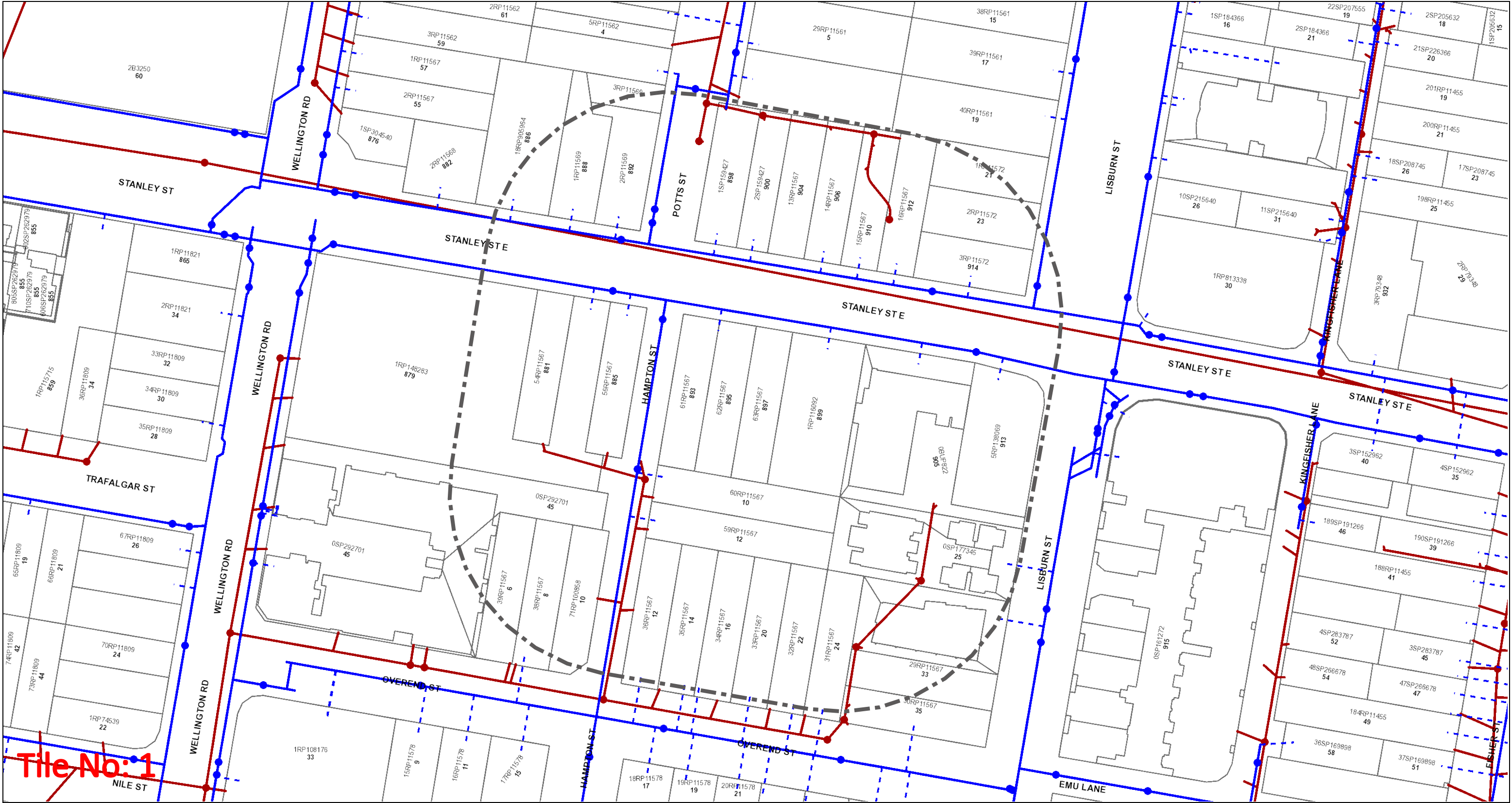


3rd Party Duct



Marker Post

Urban Utilities - Water, Recycled Water and Sewer Infrastructure





N



Map Scale
1:1000

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

BYDA Reference No: 270029473

Date BYDA Ref Received: 19/03/2026
Date BYDA Job to Commence: 19/03/2026
Date BYDA Map Produced: 19/03/2026

This Map is valid for 30 days Produced By: Urban Utilities

Sewer	Water	Recycled Water
● Infrastructure	● Infrastructure	● Infrastructure
◆ Major Infrastructure	◆ Major Infrastructure	◆ Major Infrastructure
— Network Pipelines	— Network Pipelines	— Network Pipelines
▨ Network Structures	▨ Network Structures	▨ Network Structures
	--- Water Service (Indicative only)	

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

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

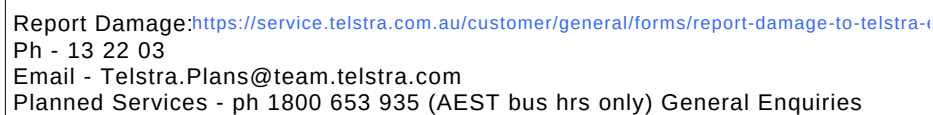
Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

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

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

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

ABN 86 673 835 011

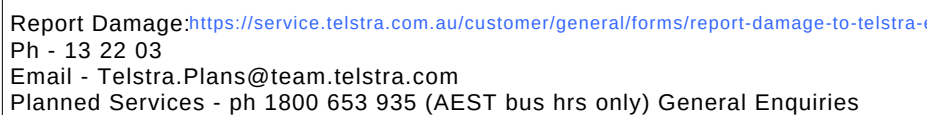
[illegible]

Generated On 19/03/2026 17:02:29

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

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

[illegible]

Generated On 19/03/2026 17:02:37

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

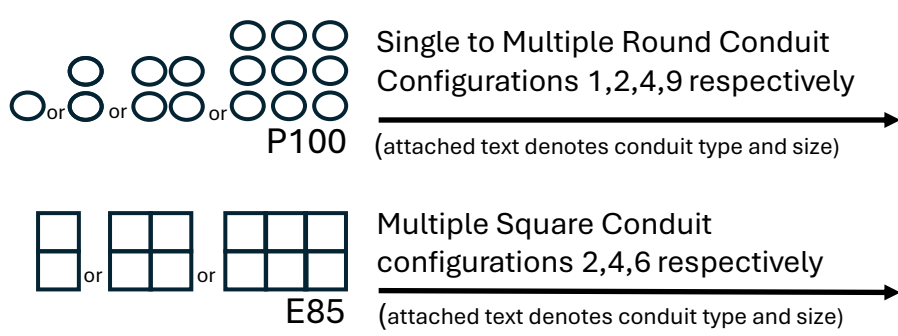
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
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A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND



	Leadin terminates at a Customer Address		Cable Jointing Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

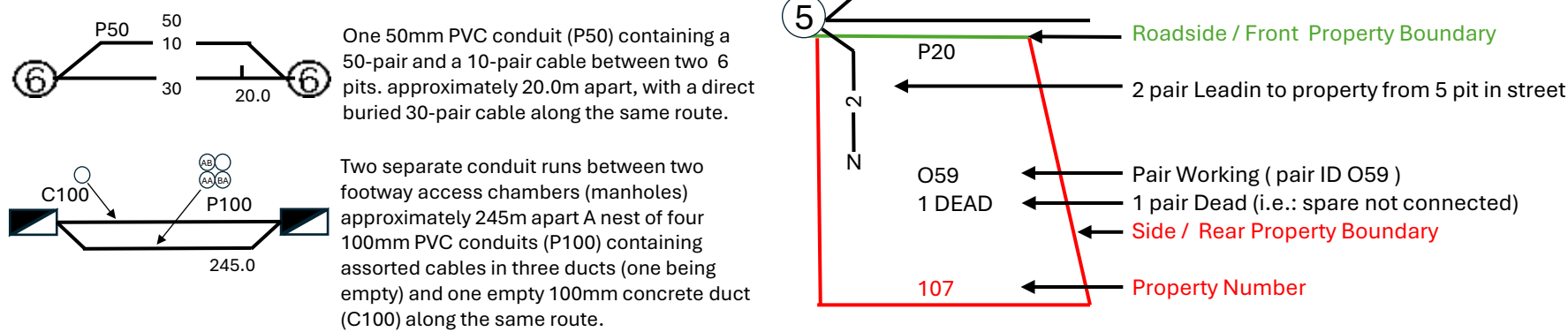
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan	Prepare	Pothole	Protect	Proceed
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

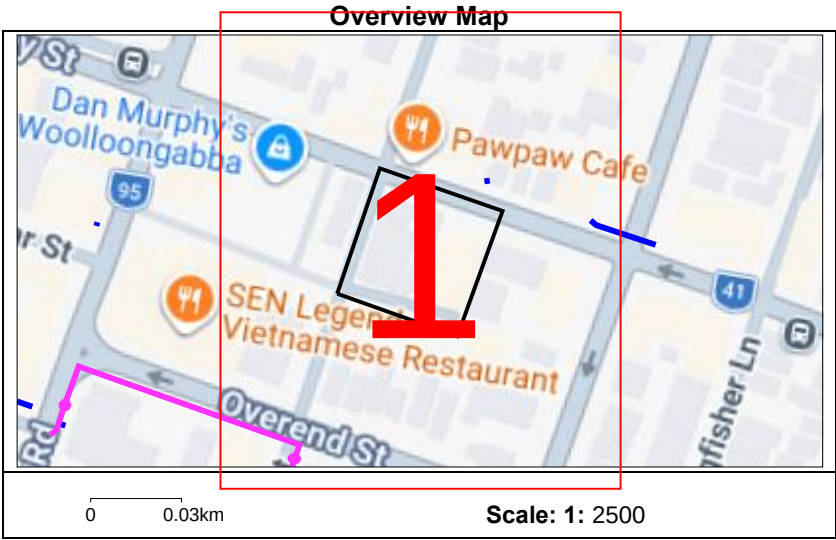
- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.
- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

Minimum assets clearance distances.

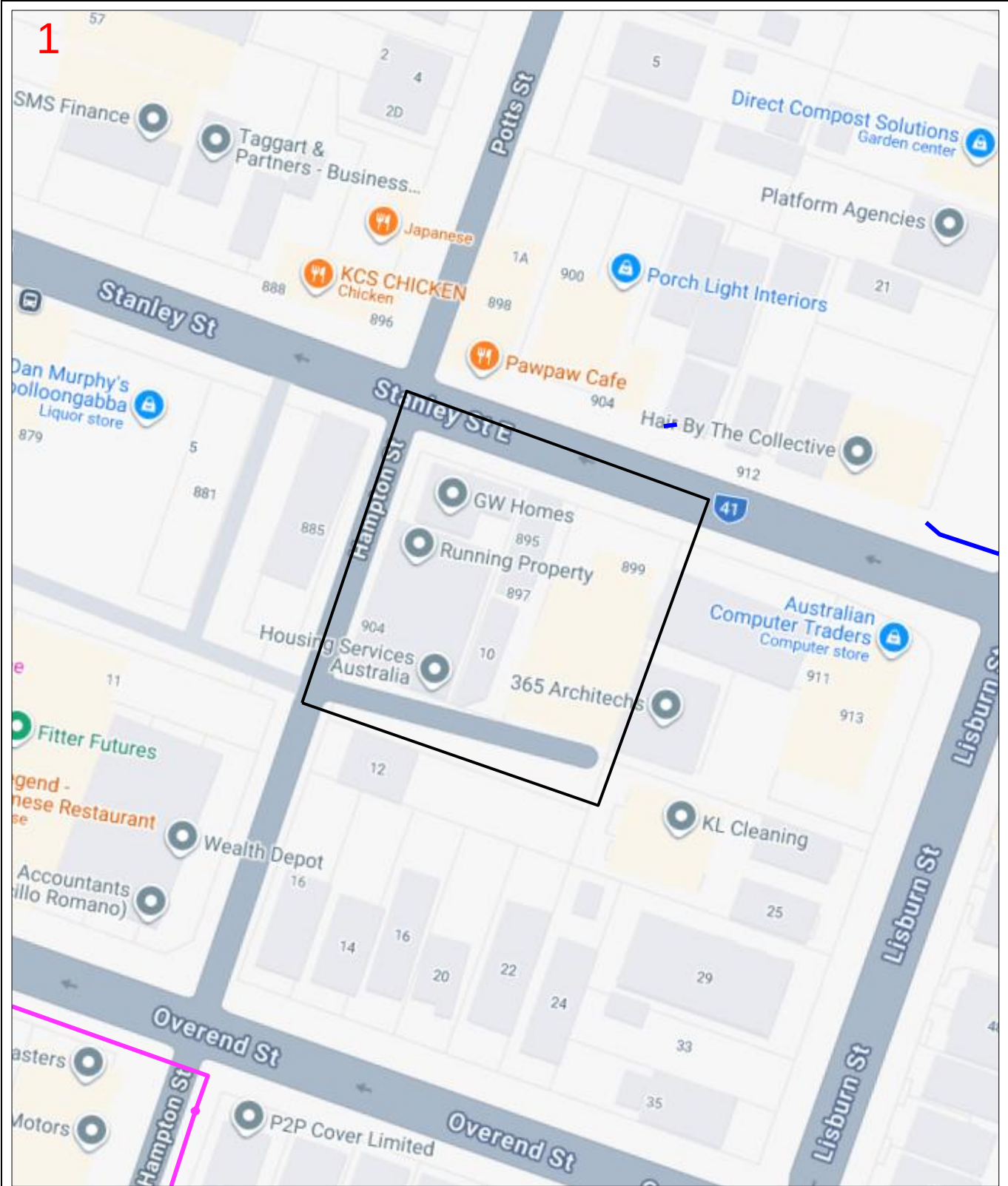
- 300mm when laying asset inline, horizontal or vertical.
 - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
 - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
 - 2000mm when performing directional bore in-line, horizontal and vertical.
 - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.
- Reinstate exposed Pipe Networks network infrastructure back to original state.

PRIVACY & CONFIDENTIALITY

- Privacy Notice – Your information has been provided to us by Before You Dig Australia to respond to your Before You Dig Australia enquiry. We will keep your personal information in accordance with Pipe Networks’s privacy policy.
- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Before You Dig Australia enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.



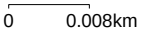
Pipe Networks Pty Limited



Enquiry Number: 270029470

Map Sheet: 1

Scale: 1: 750



LEGEND

BYDA Work Area 

AAPT/PowerTel Pit		TransACT Pit	
AAPT/PowerTel Duct		TransACT Duct	
DDA Pit		SOUL Pattinson Telecoms Pit	
DDA Duct		SOUL Pattinson Telecoms Duct	
Agile/Adam Pit		PIPE Networks Pit	
Agile/Adam Duct		PIPE Networks Duct	

DISCLAIMER: No responsibility/liability is taken by Pipe Networks Pty Limited for any inaccuracy, error, omission or action based on the information supplied in this correspondence. © 2026 Pipe Networks Pty Limited.

Appendix C – Preliminary Engineering Drawings prepared by Epsilon Consulting

	EXISTING LOT BOUNDARY
	PROPOSED KERB
	EARTHWORKS BATTER TOP
	EARTHWORKS BATTER BOTTOM
	PROPOSED BUILDING EXTENT
	PROPOSED RETAINING WALL (HEIGHT IN m)
	AREA OF CUT
	AREA OF FILL
	DESIGN SURFACE CONTOUR (0.1m INTERVALS)
	EXISTING SURFACE CONTOUR (0.1m INTERVALS)
× RL 13.48	PROPOSED SPOT LEVEL
× EX 13.48	EXISTING SPOT LEVEL
	EXISTING KERB
	EXISTING STORMWATER
	EXISTING SEWER
	EXISTING WATER
	EXISTING ELECTRICAL
	EXISTING TELECOMMUNICATION
	EXISTING COMMS
	EXISTING GAS
	EXISTING U/G HIGH VOLTAGE ELECTRICAL

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO
CONFIRM LOCATION OF EXISTING SERVICES
WITH DETAIL SURVEY.

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO
CONFIRM EXISTING ADJACENT LOT LEVELS,
RETAINING WALLS, INCLUDING TOP AND
BOTTOM & WALL HEIGHTS.

NOTE:
RETAINING WALLS WILL BE A DESIGN & CONSTRUCT ITEM BY THE CONTRACTOR. RETAINING WALL TYPE & DESIGN TO BE CONFIRMED AS PART OF CONTRACTOR'S DESIGN & CONSTRUCT WORKS.

NOTE:
FLOOR PLAN PROVIDED BY NMDS
ARCHITECTURE, REV (A) DATED 30.01.26



EARTHWORKS LAYOUT PLAN
SCALE 1:125

[illegible]

NAME: RPEQ:	DATE:
Approved by, for and on behalf of Ensilon	
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CLIENT	DAKL GROUP
TITLE	BULK EARTHWORKS LAYOUT PLAN

PROJECT	UNIT DEVELOPMENT 893-899 STANLEY ST EAST + 10 HAMPTON ST, EAST BRISBANE
---------	---

STATUS FOR APPROVAL

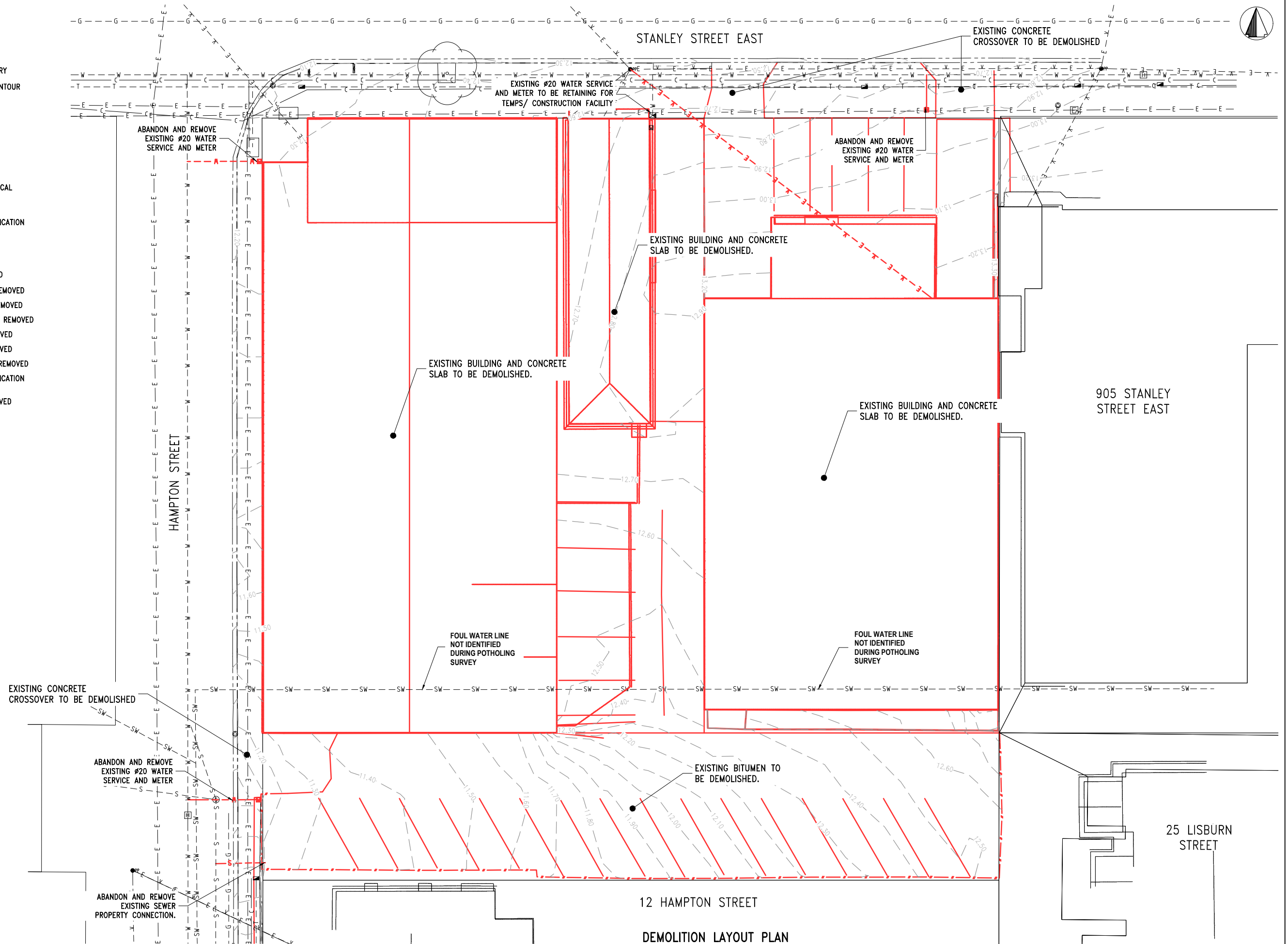
DESIGNED NM	DRAWN NM	APPROVED -	DATE 15.09.25	SCALE @ A1 1:100	SHEET 1 OF
PROJECT No 26-001		DRAWING No C100			REV A

LEGEND

	EXISTING LOT BOUNDARY
	EXISTING SURFACE CONTOUR (0.1m INTERVALS)
	EXISTING CONCRETE
	EXISTING DWELLING
	EXISTING STORMWATER
	EXISTING SEWER
	EXISTING WATER
	EXISTING O/H ELECTRICAL
	EXISTING U/G HIGH VOLTAGE ELECTRICAL
	EXISTING TELECOMMUNICATION
	EXISTING FENCE
	EXISTING COMMS
	TREES TO BE REMOVED
	EXISTING CONCRETE REMOVED
	EXISTING DWELLING REMOVED
	EXISTING STORMWATER REMOVED
	EXISTING SEWER REMOVED
	EXISTING WATER REMOVED
	EXISTING ELECTRICAL REMOVED
	EXISTING TELECOMMUNICATION REMOVED
	EXISTING FENCE REMOVED

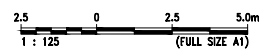
NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO CONFIRM EXISTING ADJACENT LOT LEVELS, RETAINING WALLS, INCLUDING TOP AND BOTTOM & WALL HEIGHTS.

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO CONFIRM LOCATION OF EXISTING SERVICES WITH DETAIL SURVEY.



DEMOLITION LAYOUT PLAN
SCALE 1:125

REV	DESCRIPTION	BY	DES	DATE
A	FOR APPROVAL	NM	NM	26.02.26



NAME: RPEQ:	DATE:
Approved by, for and on behalf of Ensilon	
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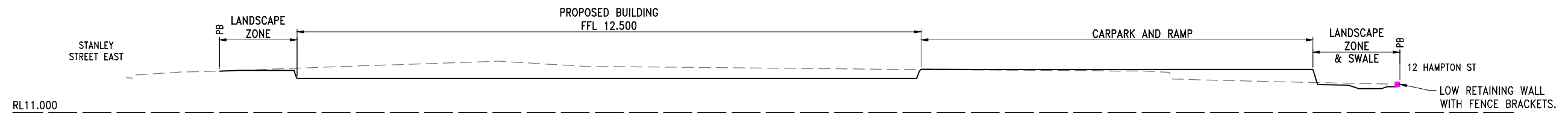


CLIENT DAKL GROUP	TITLE DEMOLITION LAYOUT PLAN
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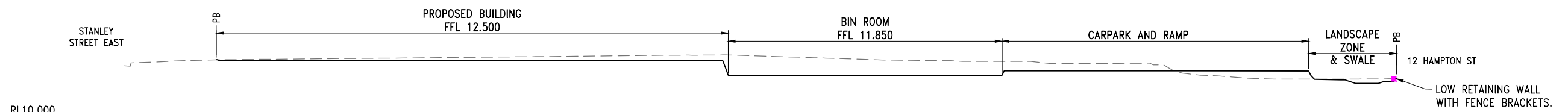
PROJECT UNIT DEVELOPMENT 893-899 STANLEY ST EAST + 10 HAMPTON ST, EAST BRISBANE	STATUS FOR APPROVAL	DESIGNED NM	DRAWN NM	APPROVED -	DATE 26.02.26	SCALE @ A1 1:100	SHEET 1 OF 1
PROJECT No 26-001	DRAWING No C101	REV A					

LEGEND

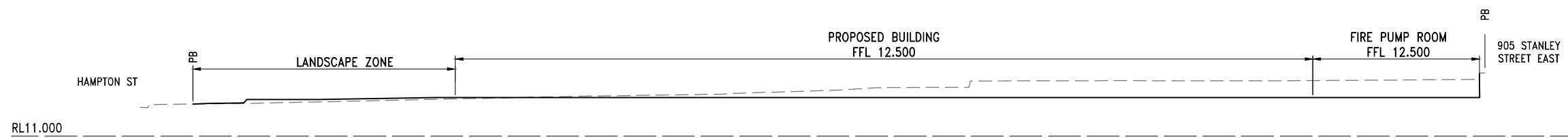
---	EXISTING SURFACE
_____	DESIGN SURFACE
---	DATUM LINE
_____	LOW RETAINING WALL



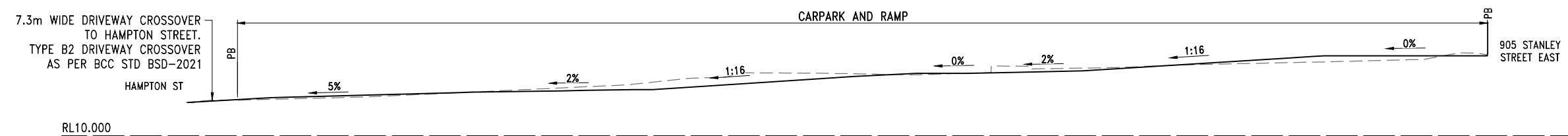
SECTION 4
SCALE(HOR): 1:100
SCALE(VERT): 1:100



SECTION 3
SCALE(HOR): 1:100 C100
SCALE(VERT): 1:100



SECTION 2
SCALE(HOR): 1:100 C100
SCALE(VERT): 1:100



SECTION 1
SCALE(HOR): 1:100
SCALE(VERT): 1:100

REV		DESCRIPTION		BY	DES	DATE	NAME: RPEQ:		DATE:		Ensilon Pty Ltd ACN 644 618 253		CLIENT		PROJECT		UNIT DEVELOPMENT 893-899 STANLEY ST EAST + 10 HAMPTON ST, EAST BRISBANE			
A		FOR APPROVAL		NM	NM	26.02.26					http://www.ensilon.com.au © Copyright		DAKL GROUP		STATUS		FOR APPROVAL			
1012345m 1 : 100 (FULL SIZE A1)							Approved by, for and on behalf of Ensilon		ensilon		BULK EARTHWORKS SECTIONS		DESIGNED		DRAWN		APPROVED		DATE	
																	26.02.26		SCALE	
							This drawing has been produced for the exclusive use of the client (nominated on this document). No third party is to rely on this document without written permission from Ensilon. This drawing is not to be constructed from unless "Issued for construction" is displayed and only where signed by an RPEQ. © Copyright						PROJECT No 26-001		DRAWING No C120		REV A			

	EXISTING LOT BOUNDARY
	DESIGN SURFACE CONTOUR (0.1m INTERVALS)
	PROPOSED STORMWATER LINE
	PROPOSED STORMWATER STRUCTURE
	EARTHWORKS BATTER TOP
	EARTHWORKS BATTER BOTTOM
	PROPOSED BUILDING EXTENT
	PROPOSED WATER RETICULATION
	PROPOSED SEWER RETICULATION
	PROPOSED SWALE
	PROPOSED FLOW PATH
	PROPOSED RETAINING WALL (HEIGHT IN m)
	PROPOSED DRIVEWAY CROSSOVER - CONCRETE 180mm THICK
	LANDSCAPE PLANTING - REFER LANDSCAPE ARCHITECTS PLANS
	EXISTING KERB
	EXISTING STORMWATER
	EXISTING SEWER
	EXISTING WATER
	EXISTING ELECTRICAL
	EXISTING TELECOMMUNICATION
	EXISTING COMMONS
	EXISTING GAS
	EXISTING U/G HIGH VOLTAGE ELECTRICAL
	EXISTING WATER REMOVED

FLOOR PLAN PROVIDED BY NMDS
ARCHITECTURE, REV (A) DATED 18.03.26



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TITLE	SITEWORKS LAYOUT PLAN
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STATUS	FOR APPROVAL
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DESIGNED NM	DRAWN NM	APPROVED -	DATE 26.02.26	SCALE @ A1 1:125	SHEET 1 OF
PROJECT No 26-001		DRAWING No C200			REV A

Appendix D - Brisbane City Council Erosion Hazard Assessment Form



Erosion Hazard Assessment

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 <https://waterbydesign.com.au/download/erosion-sediment-control-for-small-construction-sites>

✓ 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

891-899 Stanley St & 10 Hampton St

East Brisbane

Postcode

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)

Jason Harley

Certifier's signature

Jason Harley

Digitally signed by Jason Harley
DN: C=AU, E=jason.harley@ensilon.com.au,
O=Ensilon, CN=Jason Harley
Location: Brisbane
Reason: I agree to the terms defined by the
placement of my signature on this document
Contact Info: 0411710054
Date: 2026.02.24 18:17:10+10'00'

Date

24 / 2 / 2026

Assessment Table

Table 1: Low Risk Test

		Yes	No
1.1	is the area of land disturbance > 1000 m2?	☒	☐
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?	☐	☒

If you answered '**No**' to **ALL** of these questions, then the site is **low risk** with respect to erosion and sediment control.
(Do not continue to Table 2)

If you answered '**Yes**' to **ANY** of these questions, 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 the site is **medium risk** with respect to erosion and sediment control.
(Do not continue to Table 3)

If '**Yes**' then proceed to **Table 3**

Table 3: High Risk Test

		Yes	No
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%?	☐	☒

If you answered '**No**' to **ALL** of these questions, then the site is also **medium risk** with respect to erosion and sediment control.

If you answered '**Yes**' to **ANY** of these questions, then the site is **high risk** with respect to erosion and sediment control.

Appendix E – Brisbane City Council FloodWise Property Reports

FloodWise Property Report

899 STANLEY ST, EAST BRISBANE 4169
Lot 1 on RP116092



Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report provides technical flood planning information including estimated flood levels, habitable floor level requirements and more. This report uses the adopted flood planning information in **Brisbane City Plan 2014**, that guides how land in Brisbane is used and developed for the future. Find out more about [planning and building](#). To understand how to be resilient and prepare for floods, visit Council's [Be Prepared](#) webpage. Find more information about [how to read a FloodWise Property Report](#).

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the [Be Prepared](#) page to find more information on how to prepare your home or business for potential flooding.

 **Combined** 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014. Read more about [Brisbane City Plan 2014](#).



Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at brisbane.qld.gov.au/beprepared
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies
000 Police/fire/ambulance
(mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about [planning and building](#) in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Flood Planning and Development Information

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

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in [Council's planning scheme](#).

Flood planning areas (FPA)		
River	Creek / waterway	Overland flow
		Not Applicable

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review [Council's Flood Planning Provisions](#).

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's [planning scheme](#).

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Useful Flood Information Definitions

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

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

- **0.2% AEP** - A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP** - A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A** - Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B** - Level data based on ground-based mobile survey or similar.
- **Data Quality Code C** - Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. [Find more information here.](#)

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

Minimum habitable floor level (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (excluding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

To learn more, visit [Brisbane City Council's Flood Information Hub](#)

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

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

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

- **FloodWise Property Report**
- **Flood Overlay Code**

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

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disdaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

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

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

Appendix F – Brisbane City Council Development Codes

Brisbane City Plan 2014 – Filling and excavation code

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 <u>sensitive zone</u>.	The proposal generally complies, typical cut/fill heights are 0.8m fill and 0.5m of cut.
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	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;	The proposal complies: • All retaining walls are to be wholly contained within the site. • Retaining walls are primarily supporting deep planting on the southern boundary. • retaining walls are less than 1.0m in height

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.	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 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.	No significant veg requires protection from retaining wall works.
	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.	Retaining wall finishes to Architects' specification as to not impact on the visual amenity for adjoining properties.
	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 .	Any required fill will be sourced from clean external sources in accordance with AS3798.
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.	Any alteration or relocation of services of public utilities will be undertaken in accordance with the standard design specifications of the responsible service authority. A 'Build Over Assets' application will be lodged to BCC for the foul water line.
PO5	AO5	

Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	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 .	The proposed development will direct site stormwater flows and retaining wall subsoil drainage to the existing drainage infrastructure fronting the site on Hampton Street.
P06 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.	A06 Filling or excavation does not involve the construction of open drainage.	Not applicable. No natural channel construction is proposed.
P07	A07.1	

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.	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.	Erosion and sediment control will be implemented on site during construction, including for filling and excavation works. Erosion and sediment control will be implemented on site during construction, including for filling and excavation works.
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.	Erosion and sediment control, including dust suppression and control, will be implemented on site during construction, including for filling and excavation works. Filling and excavation activity will comply with Council permitted work times.
PO9	AO9	

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.	Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	Filling and excavation works to be undertaken by the Contractor should consider the vibration generated. The Contractor will complete a construction management plan which should include details on vibration management.
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: a. occur for a maximum of 3 weeks; b. use a major road to access the site; c. only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	The Contractor will complete a construction management plan which should include details on access
PO11	AO11	

Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	Development does not involve: a. excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; b. filling with material containing a contaminant.	Refer to Town Planning Report for details of any notifiable activity or land listed on the Environment Management Register or the Contaminated Land Register. Fill will be undertaken with clean fill in accordance with AS3798.
PO12 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;	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	Not applicable. No artificial growing environments are proposed.
	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 .	Not applicable. No stormwater harvesting is proposed.
	AO12.3	

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 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.	A stormwater drainage system consisting of a paved driveway surface and field inlets will be provided for the development to drain the site.
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	Refer to Architectural Plans for landscaping details
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.	The development does not involve or create canals or artificial waterways.

Brisbane City Plan 2014 – Infrastructure design code

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.	Road pavement surface and kerb and channel exist along the Stanley Street and Hampton Street frontage and the existing verge profile is generally in accordance with BCC standard cross falls.
PO2 Development provides road pavement surfaces which:	AO2 Development provides road pavement surfaces which are designed and constructed	Road pavement surface and kerb and channel exist along the Stanley Street and Hampton

a. are well designed and constructed; b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d. allows for reasonable travel comfort.	in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Street frontage and the existing verge profile is generally in accordance with BCC standard cross falls. The internal driveway & vehicle crossing driveway will be designed and constructed to accommodate vehicle traffic and will be provided generally in accordance with BCC standard drawings The proposed pedestrian footpath alignment will be designed to transition into the existing footpath alignment
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.	AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Kerb and channel is already present along the Stanley Street and Hampton Street frontage and the verge profiles are generally in accordance with BCC standard cross falls.

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.	AO4 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 fronts the street which has an existing verge. After removal of redundant driveway crossovers, verge will be re-instated generally as per BCC standards & to tie in with the existing verges to each side of the site.
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.	AO5 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. No lanes or laneways proposed.
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;	AO6 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 street has an existing verge fronting the site. The development will remove redundant vehicle crossings as part of the works and re-instate; kerb and channel, verge, and footpath.

b. an effective, high-quality roadway kerb and channel; c. safe, high-quality vehicle crossings over channels and verges; d. safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e. safe vehicle access to the site that enables ingress and egress in a forward gear; f. provision of and required alterations to public utilities; g. effective drainage; h. appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	the Infrastructure 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.	Internal drainage works to be connected to the existing kerb and channel via RHS in accordance with BCC STD BSD-8114 The new driveway crossing will be constructed in accordance with the infrastructure design planning scheme policy and std drawing BSD-2021
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;	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.	Development will provide a full width footpath as per BCC standard drawing BSD-5202 to site frontage linking with existing footpaths.

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 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.	AO8.1 Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	Refer to Architect plans for further details on refuse facilities
	AO8.2 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	Refer to Architect plans for further details on refuse facilities.

	the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	
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.	AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	Development will be provided with suitable water supply and sewerage connections prior to commencement of use.
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor-retailer.	The water supply and sewerage connections will be subject to the approval of Urban Utilities.
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.	Development fronts an existing street with existing public utilities. Suitable connections will be made to these existing public utilities to service the development.

	Note—Guidance on the restoration of habitat is included in the 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.	Refer response to AO10.1
	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 .	Refer response to AO10.1
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.	Refer response to AO10.1. Suitable connections will be made to electricity, telecommunications (if desired) to service the development.
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:	Development fronts an existing road reserve. Requirements for conduits subject to detailed design and coordination with telecommunications providers / NBN.

	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.	
PO13 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;	AO13 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.	Not applicable. No public art proposed.

iv. to promote local character in a planned and informed manner.		
P014 Development provides signage of buildings and spaces which promote legibility to help users find their way.	A014 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. Private development. No public signage proposed.
P015 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	A015 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 .	Not applicable. No community facilities proposed.

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; ii. durable; iii. resistant to vandalism; iv. able to service expected demand; v. fit for purpose.	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. No public toilets proposed.
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.	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.

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.		
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 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.	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not applicable.
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:	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.	Retaining walls proposed will be designed and constructed generally in accordance with BCC City Plan Infrastructure design planning scheme policy.

a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. minimal whole-of-life cost; e. longevity; f. 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.		
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: a. the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; b. adjoining and surrounding landscaping is protected from damage; c. safe, legible, efficient and sufficient pedestrian, cyclist and vehicular	Prior to construction commencing, a construction management plan by the contractor should be provided detailing how all these aspects will be considered and managed during construction.

	accessibility and connectivity to the wider network are maintained.	
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site. 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.	AO21.1 Development ensures that demolition and construction: a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; b. do not occur over periods greater than 6 months.	Construction work will be undertaken within times permitted by BCC.
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	An Erosion and Sediment Control Plan is to be implemented during construction including suppression of dust.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	As part of the construction management plan, and prior to the commencement of demolition and construction, the builder will conduct a building inspection to confirm the presence of asbestos
PO22 Development ensures that: a. construction and demolition do not result in damage to surrounding property as a result of vibration;	AO22 Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	Prior to construction commencing, a construction management plan by the contractor will be provided detailing how noise and vibration is to be mitigated to acceptable levels.

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.		
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants		
PO23 Development ensures that fire hydrants are: a. installed and located to enable fire services to access water safely, effectively and efficiently; b. suitably identified so that fire services can locate them at all hours.	AO23.1 Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.	Urban Utilities GIS mapping indicates the presence of a below ground fire hydrant in Hampton Street, located in front of the proposed development on the southern boundary. A second hydrant is located in Stanley Street 15 m from the corner of Hampton and Stanley Street
	AO23.2 Fire hydrants are identified by: a. raised reflectorised pavement markers (RRPM) on sealed roads;	No new Urban Utilities fire hydrants are proposed. Internal fire hydrants are subject to detailed design by a building hydraulic consultant.

	b. marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	
PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	AO24 Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	There are no internal private roads proposed as part of this development. Refuse bins will be serviced by internal bulk bin RCV pickup
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone		
PO25 Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	AO25 No acceptable outcome is prescribed.	Not applicable to this development.
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26 Development is sited and designed to:	AO26 No acceptable outcome is prescribed.	Not applicable to this development.

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| <ul style="list-style-type: none">a. avoid safety risks to people or property;b. minimise noise and visual impacts to people and property;c. ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised. | | |
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Brisbane City Plan 2014 – Stormwater code

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.	The development proposes an internal stormwater drainage system to capture and convey stormwater runoff to the street kerb and channel.

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.	The proposed development is unlikely to adversely impact the surrounding properties.
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy .	Development proposes an internal stormwater drainage system to capture and convey stormwater runoff to Hampton Street.
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.	The location of stormwater drainage outlet is within the existing Hampton St road reserve.
	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy .	The internal stormwater drainage directs all captured roofwater and surface via field inlets and pipe drainage to the road reserve. There are no discharge outlets or diversions directed to adjacent properties

	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	Development discharges stormwater to the Dickenson Street Road reserve which is a lawful point of discharge.
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	Development proposes internal stormwater drainage system to capture and convey stormwater runoff to the street drainage network. No stormwater drainage easements are proposed over the internal stormwater system.
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.	The proposal complies. See separate SMP by Ensilon Consulting for details
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	The proposal complies. See separate SMP by Ensilon Consulting for details

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 to development.
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.	Not applicable to development. No stormwater detention treatment is proposed for this development. Water quality treatment is proposed for this 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.	No stormwater detention treatment is proposed for this development. Water quality treatment is proposed for this 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.	AO7.1 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). AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	The proposed development site is not affected by flooding. Refer to the BCC Floodwise Property Report attached to this Report for details. No new roads are proposed as part of development works. The proposed vehicle access complies and is in accordance with design stds BSD-2022.
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the	AO8.1 Development ensures natural waterway corridors and drainage paths are retained.	Not applicable to this development. No natural waterway corridors or natural drainage paths are within the site.

environmental values of the waterway corridor or drainage path.	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	Not applicable to this development. No drainage channels or floodways are within the site.
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable to this development.
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable to this development. No modifications to existing stormwater channels, creeks or major drains are proposed.

PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	Development slightly decreases fraction impervious in comparison to the existing conditions. No stormwater detention is required.
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.	Proposed development layout has allowed for provision of internal stormwater drainage system to capture and convey stormwater runoff through the site to the street.
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;	AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	No upslope catchments flow into the site. However a small portion of upstream catchment from 905 Stanley St (area <100 sqm) where roofwater overflow may occur will be captured and directed through the site
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is	

b. safe management of stormwater discharge from existing and future up-slope development; c. implication for adjacent and down-slope development.	upgraded in compliance with the Infrastructure design planning scheme policy.	No existing external infrastructure is to be upgraded.
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.	Proposed stormwater infrastructure is to be designed in accordance with the requirements of 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.	No existing municipal stormwater infrastructure are present onsite. However, a foul water line is shown on plotted records extending through the southern portion of the site. This will be maintained
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	AO13 No acceptable outcome is prescribed.	An Erosion and Sediment Control Plan will be implemented during construction to manage erosion and sediment impacts.

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.		
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.	An Erosion and Sediment Control Plan will be implemented during construction to manage erosion and sediment impacts.
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.	An Erosion and Sediment Control Plan will be implemented during construction to manage erosion and sediment impacts.
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: a. a material change of use for an urban purpose which involves greater than 2,500m² of land that: i. will result in an impervious area greater than 25% of the net developable area; or ii. will result in 6 or more dwellings. b. reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots; operational work for an urban purpose which involves disturbing greater than 2,500m² of land.		
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the <i>Environmental Protection Act 1994</i>. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Development is a medium-risk development based on the criteria specified. Refer Erosion hazard assessment from. A development is > 2500 sqm. Water quality treatment devices will be provided

PO17 Development ensures that: a. the discharge of wastewater to a waterway or external to the site is avoided; or b. if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome. Editor’s note—This code does not deal with sewerage which is the subject of the Wastewater code.	AO17 No acceptable outcome is prescribed.	Not applicable to development. Development is not high-risk development based on the criteria specified.
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 ensure the following are not compromised: a. the long term infrastructure for the stormwater network in the Long term infrastructure plans;	AO18 Development protects stormwater infrastructure in compliance with the following: a. for long term infrastructure for the stormwater network, the Long term infrastructure plans;	The proposed design complies with the standards for stormwater drainage in the Infrastructure design planning scheme policy

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.	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.	
PO19 Development provides for the payment of extra trunk infrastructure costs for the following:	AO19 No acceptable outcome is prescribed.	No Trunk Infrastructure works is proposed as part of this development.

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| <p>a. for development completely or partly outside the <u>priority infrastructure area</u> in the <u>Local government infrastructure plan</u>;</p> <p>b. for development completely inside the <u>priority infrastructure area</u> in the <u>Local government infrastructure plan</u> involving:</p> <ul style="list-style-type: none">i. <u>trunk infrastructure</u> that is to be provided earlier than planned in the <u>Local government infrastructure plan</u>;ii. <u>long term infrastructure</u> for the stormwater network which is made necessary by development that is not <u>assumed future urban development</u>;iii. other infrastructure for the stormwater network associated with development that is not <u>assumed future urban development</u> which is made necessary by the development. | | |
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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 *Planning Act 2016*.

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