ENGINEERING SERVICES REPORT

108 Montague Road

120-122 Montague Road, South Brisbane
Brisbane, QLD 4101

Prepared For: Stockwell

Reference: AU251292

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108 Montague Road

ENGINEERING SERVICES REPORT

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APPENDIX E – EROSION HAZARD ASSESSMENT

1. INTRODUCTION

This Engineering Services Report (ESR) has been prepared in support of a Development Application for the development proposed at:

Property Address	120-122 Montague Road, South Brisbane
Lot Description	Lot 50 RP885764, 37-39 & 52 RP10840, & Lot 1 & 2 RP95549
Council	Brisbane City Council
Registered Site Area	9,044m^2

This report addresses the municipal engineering services and civil planning considerations associated with the development application. It demonstrates that the proposed development can connect to the local stormwater, potable water, and sewerage reticulation systems, and that relevant State and Local Government requirements can be satisfied.

2. SITE CHARACTERISTICS

2.1 Location Details

The proposed development is situated at 120-122 Montague Road, South Brisbane. The property is located within the Brisbane City Council (BCC) Local Government Area.

The site is within a commercial/residential area and is bounded by Montague Road along the northwestern boundary and Oxford Street along part of the southeastern boundary. Brisbane River is 220m northwest of the site.

A general locality plan is presented in Figure 2.1 below.

Figure 2.1 - Site Locality

2.2 Existing Land Use

The proposed development is currently occupied by a commercial warehouse and driveway that includes carparking. The site is currently serviced by two (2) existing vehicle crossovers (VXO's); one from Montague Road and one from Oxford Street.

2.3 Topography and Features

The detailed survey obtained for the project site indicates that the site grades northwest toward Montague Road. Runoff from the existing site flows to the Montague Road kerb and channel. The northeastern end of Oxford Street currently grades northeast.

A copy of the detailed survey by RPS has been attached to Appendix A of this report.

2.4 Upstream Catchment

There is an existing upstream catchment that includes Lot 33 RP10840, part of Lot 1 RP51965 and Lot 393 SL9371. The upstream catchment will be captured with new stormwater infrastructure and directed to existing stormwater network in Montague Road. Refer to the Engineering Drawings shown in Appendix C.

3. PROPOSED DEVELOPMENT

The proposed development consists of constructing a 30-storey residential apartment building including:

- The construction of 299 residential units;
- The construction of 396 carparks within a basement and above ground carparks;
- The construction of tenancies for centre uses;
- The construction of two new vehicle crossings (VXO's), allowing access from Montague Road and Oxford Street;
- The construction of hardstand surfaces associated with the proposed development;
- Regrade northeastern end of Oxford Street to grade southeast.

Refer to the Architectural Plans in Appendix B. The impervious areas of the proposed development have been measured to cover approximately 97% of the development site.

Construction works for the site will consist of bulk earthworks, with controlled excavation works and general lot shaping.

Additional works on site shall include the construction of water reticulation, sewer reticulation, electrical and telecommunications services and stormwater management works (quantity and quality).

4. INFRASTRUCTURE SERVICES

4.1 Stormwater Drainage

In the developed case, it is proposed that the proposed development will discharge to the existing stormwater infrastructure within Montague Road. New stormwater infrastructure is proposed on Oxford Street to help convey the upstream catchment towards Montague Road. Refer to EDGE Consulting Engineers' Stormwater Management Plan for details on the proposed stormwater quality management.

The proposed stormwater drainage arrangement for the development is shown in the Engineering Drawings attached as Appendix C.

4.2 Potable Water Connection

There is an existing DN100 cast iron water main in Oxford Street and an existing DN100 and DN150 cast iron water main in Montague Road. The development is proposed to be serviced via the existing DN150 cast iron water main within Montague Road.

Refer to the Engineering Drawings in Appendix C. Furter details regarding the water meter stack and water connection sizing are to be provided during the Detailed Design stage.

4.3 Sewer Connection

It is proposed that the development will be serviced via a new sewer property connection and manhole that will connect to the existing DN525 sewer main in Montague Road.

The proposed sewer property connection arrangement is detailed in the Engineering Drawings attached as Appendix C.

5. EARTHWORKS

The earthworks associated with the proposed development will predominantly involve the construction of the access driveway, general lot shaping and servicing the site. Refer to the Engineering Drawings in Appendix C.

The development is shown as being within a potential acid sulfate soils problem area in BCC's City Plan 2014 Interactive Mapping, shown in Figure 5.1 below.

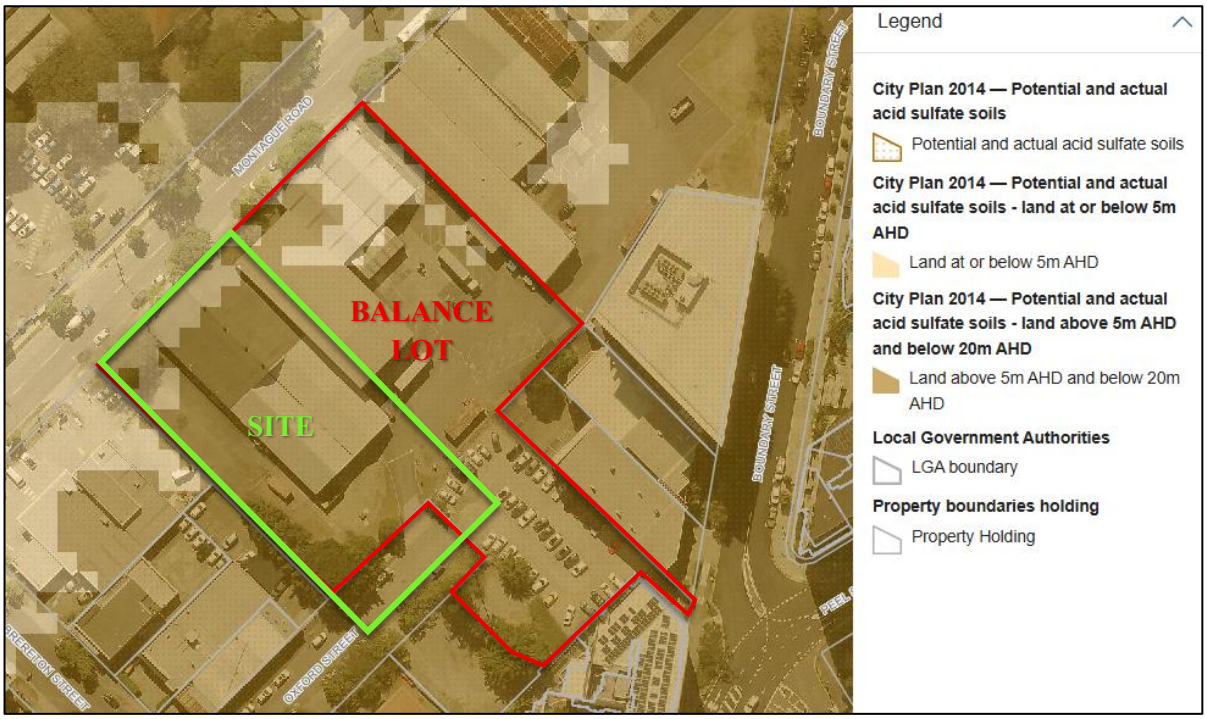

Figure 5.1: Acid Sulfate Soils Overlay Map (OM14)

A site-specific Acid Sulfate Soils assessment may therefore be required for this site. This is to be prepared by a suitably qualified geotechnical engineer.

6. EROSION AND SEDIMENT CONTROL

6.1 Introduction

During construction, it shall be the responsibility of the Principal Contractor to ensure that the development complies with the relevant erosion and sediment control objectives, as outlined in the State Planning Policy and the BCC Planning Scheme.

This section of the report provides suggested inclusions in an erosion and sediment control plan for the proposed development site. This plan includes recommendations for monitoring and reporting responsibilities and the construction of site-specific sedimentation and erosion control measures. Detailed drawings specifying the proposed erosion and sediment control measures are to be provided at the Operational Works stage of the development.

6.2 General Erosion and Sediment Control Measures

It shall be the responsibility of the Principal Contractor to ensure the following erosion and sediment control measures are implemented on site:

- Clean stormwater runoff from upstream allotments is to be directed away from the development site using earth bunds or cut-off drains, as deemed appropriate by a suitable supervisor;
- The prevention of sediment runoff towards other allotments via the effective implementation of silt fences or other mitigation devices as deemed appropriate by a suitable supervisor;
- Sediment runoff shall also be prevented from entering the Council stormwater drainage system via the implementation of control measures such as gully pit sediment barriers;
- Erosion shakedown points shall be established at all vehicular access points, with shakedown areas regularly swept clean and sediment removed; and
- Erosion and sediment control measures are not to be removed from the development site until the site is completely rehabilitated and the surface is capable of resisting erosion.

6.3 Spoil and Stockpile Management Measures

It shall be the responsibility of the Principal Contractor to ensure the following spoil and stockpile management measures are implemented on site:

- Where the stockpiling of spoil and excess earthworks is necessary on the development site, stockpiles shall be established as far away as possible from stormwater inlets and pipelines to reduce the likelihood of sediment runoff; and
- Stockpiles are to be established within a designated zone of fill material and should be surrounded with appropriate erosion and sediment control measures.

6.4 Training Requirements

It shall be the responsibility of the Principal Contractor to ensure the following training protocols are implemented on the development site:

- Site induction courses shall include details of an environmental management reporting system, through which personnel will be able to report perceived erosion and sediment control issues on site.

7. FLOODING

According to BCC's Floodwise interactive mapping, the site is within the 1% and 0.2% AEP flood event hazard extent, as shown in Figure 7.1 below. Overland flow on Montague Road encroaches the northwestern boundary of the site.

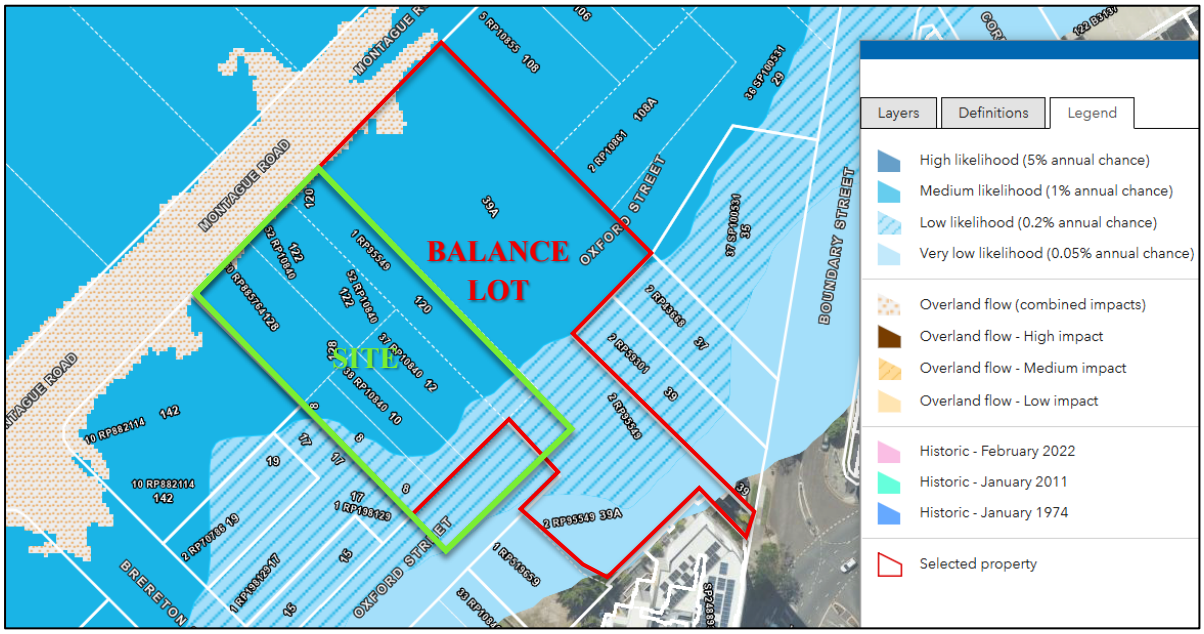

Figure 7.1- Flood Risk Area Overlay Map (OM17)

8. CONCLUSION

This Engineering Services Report (ESR) has been prepared in support of a Development Application for the development proposed at:

Property Address	120-122 Montague Road, South Brisbane
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Registered Site Area	9,044m^2

The report demonstrates that the proposed development can be suitably serviced with all required engineering infrastructure, and that it supports the type, scale, and intensity of development proposed.

The key findings are summarised as follows:

Stormwater

- Refer to the Stormwater Management Plan completed by EDGE Consulting Engineers.

Potable Water

- Connection via the existing DN150 water main within Montague Road.
- Existing meter(s) to be decommissioned; new master meter assembly installed on-site.

Sewerage

- Connection via the existing DN525 gravity sewer main within Montague Road.
- Existing property connection(s) to be decommissioned at the property boundary.

Roads and Access

- Existing VXO(s) to be decommissioned.
- New VXO to be constructed from Montague Road and Oxford Street.

Flooding

- Refer to the Flood Assessment Report provided with the Development Application

Future Operational Works and Building Works applications will be lodged to authorise construction of all engineering infrastructure described in this report.

9. APPENDICES

APPENDIX A: SURVEY

LEGEND

Subsurface Utility Linetype Legend

—X QL-X—
Utility Type / Quality Level

Utility Type
- —C— Communications
- —D— Drainage
- —E— Electrical
- —F— Fire Service
- —G— Gas
- —P— Petroleum
- —R— Recycled Water
- —S— Sewer
- —U— Unknown Utility
- —W— Potable Water

Quality Level
- QL-A +/-50mm position and height
- QL-B +/-300mm position, +/-500mm height
- QL-C +/-300mm position, no height.
- QL-D From records, accuracy unconfirmed

UTO: Unable to open pit
LOS: Loss of signal
EOT: End of trace

Building wall / Ceiling
Roof / Gutter/Eave
Awning post / Downpipe
Column

ELECTRICAL
Electric overhead — EOH
Camera / Power pole
Ground lt / Bollard light
Light pole / Manhole
Pillar / Pit
Marker / ELSP
Marker post / Vend. Mach.
FENCE Block / FENCE Picket
FENCE Bollard / FENCE Pool
FENCE Log / FENCE Rail
FENCE ManProof / FENCE Wire
FENCE Metal / FENCE General
Bollard / Fence posts
Gate post

GAS
Meter
Marker / Valve
Marker post / Vent

SEWER
Centre chamber / Marker post
Inspect. opening / Poo pit
Manhole / Vent
Marker

STORMWATER
Stormwater Open Drain
Box Grate Drain
Centre chamber / Marker post
Field inlet / Manhole
Gully trap / Marker
Kerb outlet

COMMUNICATIONS
COMMS overhead — OHT
Manhole / Pit
Marker post / Marker
Pillar / OH Pole

Concrete / Gully
Gravel / CG
Pavers / Water edge
Bitumen / Canopy
Extent of vegetation / Garden

WATER UTILITY
Bore / Reducer
Fire hydrant / Sprinkler
FH post / Scour valve
Hose reel / Tap
Meter / Tapping band
Manhole / Valve
Marker / Air valve
Marker post / Above g. valve
Irrigation valve

Bridge Soffit / Bridge Support
Bridge Pier / Comms overhead (records)

PETROLEUM
Fuel cap / Fuel valve
Marker post / Marker
Borehole / Settlement Plate

Bitumen / Road surface
Kerb
Guide post / Parking meter
Phone / Traffic light
Traffic Pillar / TL with light
Traffic Pit
Roadmark / Overtaking
Continuity line / Giveway line
Dashed line / Double lines
Chevron marking / Turning Arrows
Advert. / Keep Right
Airport / Misc. sign
Blue sign Aid/Services / Prohibitive Regulatory Parking
Brown sign Tourist / Rail Xing
Bus / Stop sign
Chevron / Speed sign
Green sign Dist./directions / Street Name
Give way / School
Keep Left / Yellow sign Warning
Rail mast / Boom-gate
Rail signal
Exotic Tree / Palm tree
Native Tree / Pine tree
Shrub / Stump
Bin / Flag pole
Hoist / Letter box
Post box
Unknown marker post / Unknown pit
Unknown valve / Unknown manhole
Unknown marker

Subject property boundary
Adjoining property boundary
Covenant / Emt
Lease
Permanent survey mark / Bench mark

PURPOSE OF PLAN

This plan represents a ground survey of the site to enable architectural and engineering design.
For reason of clarity, certain information is not shown on this plan. Please refer to the accompanying digital data for all survey information and attributes.
This plan has used information for Bennett and Francis Detail Survey 040501.01 Rev B and the AJS Detail Survey 22250-D1-2, which have been verified by this survey.

CONTOURS

The contours shown represent the site as it was at the time of survey. This is not necessarily the "natural surface" or "ground level" as defined by some councils and thus cannot be used to calculate compliance with some council's building height limits. Minor Contour Interval: 0.2m

VEGETATION

Only trees greater than or equal to 100mm breast height diameter have been located. Tree heights are approximate only. The species of trees shown are layman's estimates and were not determined by experts.

PROPERTY BOUNDARIES

The property boundaries shown on this plan are plotted from original title records and adjoining property surveys. They have been plotted using surveying methodology that is generally accurate to within 50 millimetres of the true boundary position. Accurate boundary locations can only be determined by completing a cadastral survey as defined by the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003.

The property boundaries shown on this plan must not be relied upon when designing services, buildings or other structures that will be constructed in close proximity to them. Designs of services, buildings or structures that require critical boundary offsets will require accurate boundary locations determined by completing a cadastral survey as defined by the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003.

Boundary corners were not marked at the time of survey.

These Boundaries will be updated upon the completion of the identification survey which is currently in progress.

SUBSURFACE UTILITIES

Quality Levels have been determined adopting AS5488:1:2022 the Australian Standard for Classification of Subsurface Utility Information (SUI)

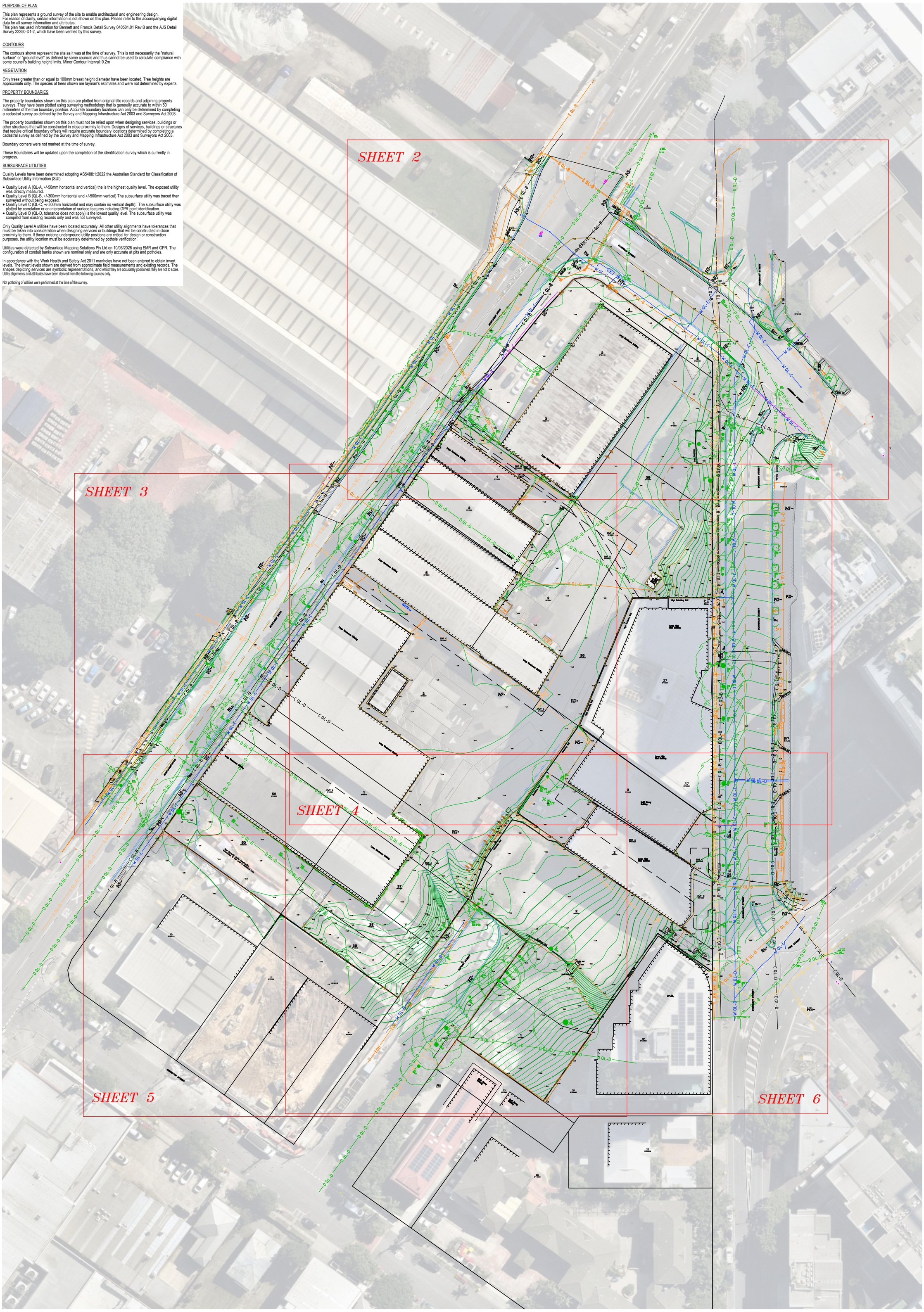
- Quality Level A (QL-A, +/-50mm horizontal and vertical) the is the highest quality level. The exposed utility was directly measured.
- Quality Level B (QL-B, +/-300mm horizontal and +/-500mm vertical) The subsurface utility was traced then surveyed without being exposed.
- Quality Level C (QL-C, +/-300mm horizontal and may contain no vertical depth): The subsurface utility was plotted by correlation or an interpretation of surface features including GPR point identification.
- Quality Level D (QL-D, tolerance does not apply) is the lowest quality level. The subsurface utility was compiled from existing records only and was not surveyed.

Only Quality Level A utilities have been located accurately. All other utility alignments have tolerances that must be taken into consideration when designing services or buildings that will be constructed in close proximity to them. If these existing underground utility positions are critical for design or construction purposes, the utility location must be accurately determined by pothole verification.

Utilities were detected by Subsurface Mapping Solutions Pty Ltd on 10/03/2026 using EMR and GPR. The configuration of conduit banks shown are nominal only and are only accurate at pits and potholes.

In accordance with the Work Health and Safety Act 2011 manholes have not been entered to obtain invert levels. The invert levels shown are derived from approximate field measurements and existing records. The shapes depicting services are symbolic representations, and whilst they are accurately positioned, they are not to scale. Utility alignments and attributes have been derived from the following sources only.

Not potholing of utilities were performed at the time of the survey.



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A	First Issue	20/04/2026	JMR	SMS	JMR	DAC

Hz Datum: Plane
Hz Origin: IS341643
Vrt Datum: AHD
Vrt Origin: PM160114
Origin RL: 8.561m

Locality: South Brisbane
Local Authority: Brisbane City Council
Lat Long: S27°28'26" E157°00'45"
DWG: TLX429945 Detail-01 Rev A
12D: RPS Detail

10 5 0 5 10 15 20 25
SCALE IN METERS AT ORIGINAL REDUCTION RATIO

NORTH

PAGE SIZE A1
SCALE 1:500

CLIENT: Stockwell

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QLD 4006
T +61 7 3539 9500
W rpsgroup.com
A TETRA TECH COMPANY

PROJECT: 108 Montague Road

Contour and Detail Survey

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SHEET 1 OF 6 | TLX429945 01 A

LEGEND

Subsurface Utility Linetype Legend

X QL-X

UTO Unable to open pit | LOE Loss of signal | EOT End of trace

Utility Type
- C Communications
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- E Electrical
- F Fire Service
- G Gas
- P Petroleum
- R Recycled Water
- S Sewer
- U Unknown Utility
- W Potable Water

Quality Level
- QL-A +/-50mm position and height
- QL-B +/-300mm position, +/-500mm height
- QL-C +/-300mm position, no height
- QL-D From records, accuracy unconfirmed

Building wall | Ceiling | Roof | Gutter/Eave | Awning post | Downpipe | Column

ELECTRICAL: Electric overhead | Camera | Power pole | Ground fi | Bollard light | Light pole | Manhole | Pillar | Pit | Marker | ELSP | Marker post | Vrtrnt. Mach.

FENCE Block | FENCE Picket | FENCE Bollard | FENCE Post | FENCE Log | FENCE Rail | FENCE Mesh/Post | FENCE Wire | FENCE Metal | FENCE General | Bollard | Gate post | Fence posts

GAS: Meter | Marker | Valve | Marker post | Vent

SEWER: Centre chamber | Marker post | Inspect. opening | Pmp pit | Manhole | Vent | Marker

STORMWATER: Stormwater Open Drain | Box Grate Drain | Centre chamber | Marker post | Field inlet | Gully trap | Manhole | Kerb outlet | Marker

COMMUNICATIONS: COMMS overhead | OHT | Manhole | Pit | Marker post | Marker | Pillar | OH Pole

Concrete | Gully | Gravel | CG | Pavers | Water edge | Bitumen | Canopy | Extent of vegetation | Garden

WATER UTILITY: Bore | Reducer | Fire hydrant | Sprinkler | FH post | Scour valve | Hose reel | Tap | Meter | Tapping band | Manhole | Valve | Marker | Air valve | Marker post | Above g. valve | Irrigation valve

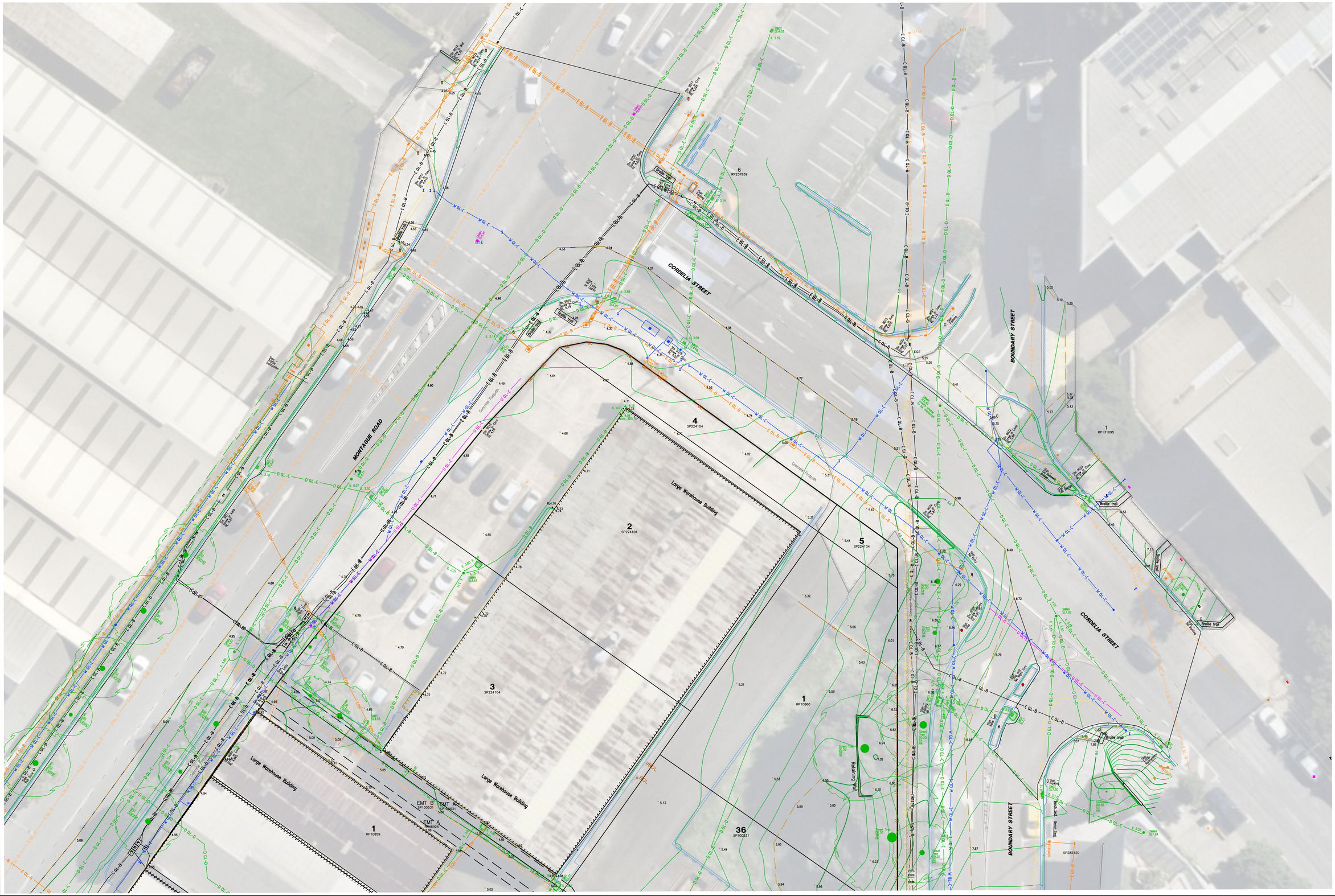
Bridge Soffit | Bridge Support | Bridge Pier | Comms overhead (records)

PETROLEUM: Fuel cap | Fuel valve | Marker post | Marker | Manhole | Settlement Plate

Bitumen | Road surface | Kerb | Guide post | Parking meter | Phone | Traffic light | Traffic Pillar | TL with light | Roadmark | Overtaking | Continuity line | Giveway line | Dashed line | Double lines

Chevron marking | Turning Arrows | Advert. | Keep Right | Airport | Misc. sign | Blue sign Aid/Services | Prohibitive Regulatory Parking | Brown sign Tourist | Rail Xing | Bus | Stop sign | Chevron | Speed sign | Green sign Dist./direction | Street Name | Give way | School | Keep Left | Yellow sign Warning | Rail road | Boom gate | Rail signal | Exotic Tree | Palm tree | Native Tree | Pine tree | Shrub | Stump | Bin | Flag pole | Hoist | Letter box | Post box | Unknown marker post | Unknown pit | Unknown valve | Unknown manhole | Unknown marker

Subject property boundary | Adjoining property boundary | Covenant | Emt | Lease | Permanent survey mark | Bench mark


MONTAGUE ROAD
CORDELIA STREET
BOUNDARY STREET
Large Warehouse Building
Large Warehouse Building
Large Warehouse Building
Retaining Wall
Concrete Footpath
Concrete Footpath
Broiler Trail
Broiler Trail
Broiler Trail

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Utility Type
- C Communications
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Bus / Stop sign
Chevron / Speed sign
Green sign Dist direction / Street Name
Give way / School
Keep Left / Yellow sign Warning
Rail mast / Boom gate
Rail signal
Exotic Tree / Palm tree
Native Tree / Pine tree
Shrub / Stump
Bin / Flag pole
Hoist / Letter box / Post box
Unknown Marker post / Unknown Unknown manhole
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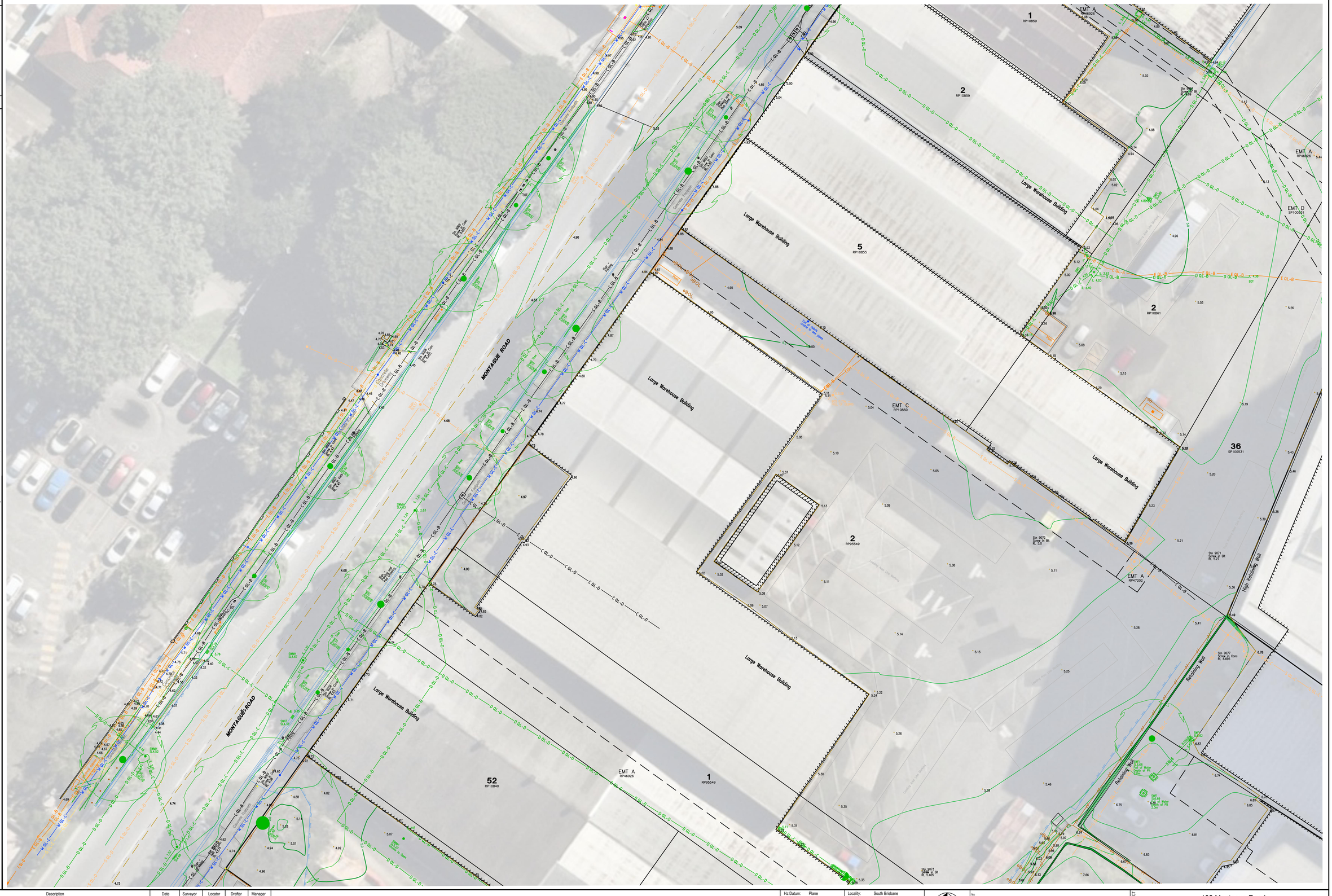
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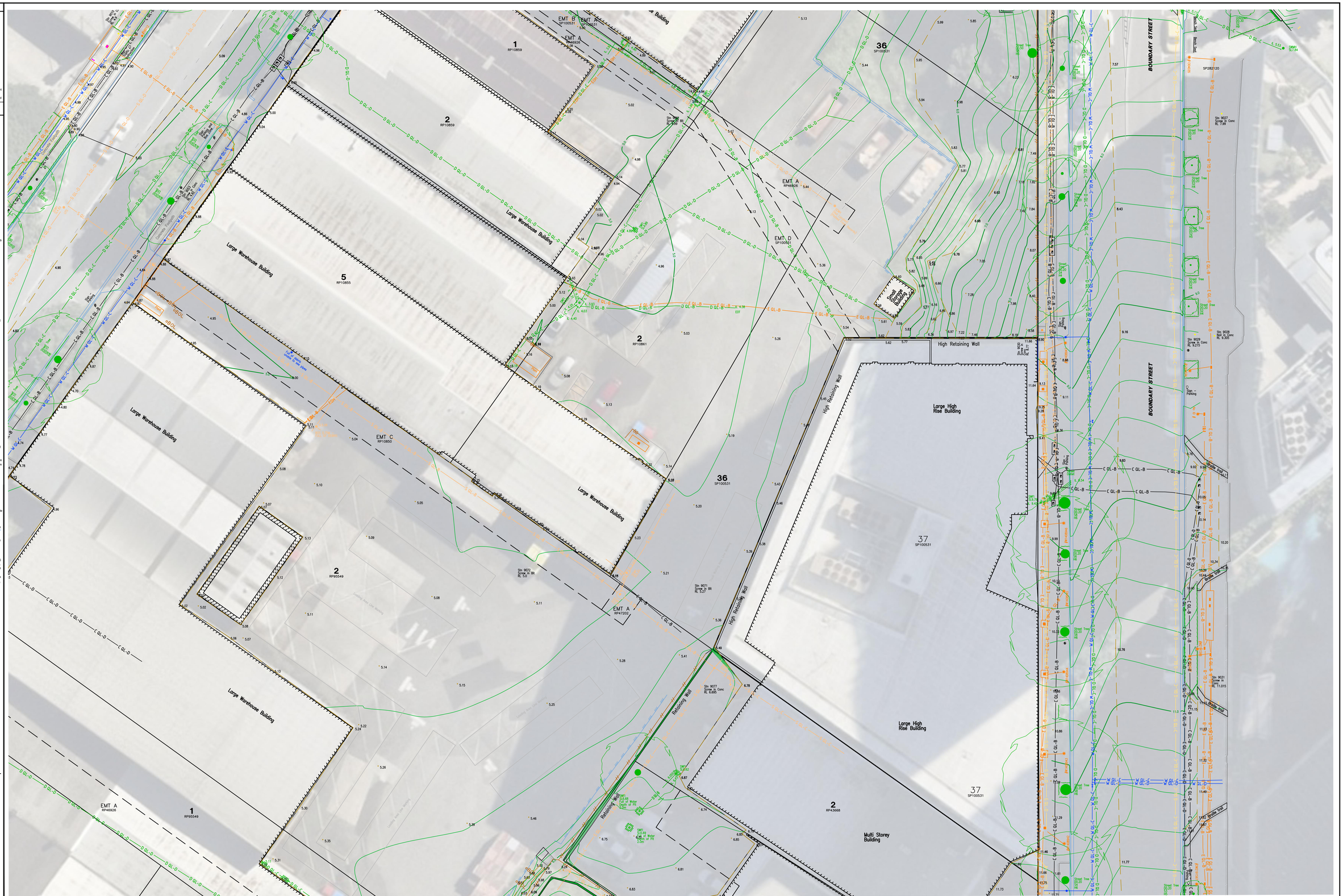

Amd	Description	Date	Surveyor	Locator	Drafter	Manager
A	First Issue	20/04/2026	JMR	SMS	JMR	DAC

Hz Datum:	Plane	Locality:	South Brisbane
Hz Origin:	IS341643	Local Authority:	Brisbane City Council
Vrt Datum:	AHD	Lat Long:	S27°28'26" E157°00'45"
Vrt Origin:	PM160114	DWG:	TLX429945 Detail-01 Rev A
Origin RL:	8.561m	12D:	RPS Detail

NORTH

SCALE IN METERS AT ORIGINAL REDUCTION RATIO

PAGE SIZE A1

SCALE 1:200

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A TETRA TECH COMPANY

PROJECT 108 Montague Road

Contour and Detail Survey

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SHEET 4 OF 6 TLX429945 01 A

LEGEND

Subsurface Utility Linetype Legend

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FENCE Block — FENCE Picket
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FENCE Log — FENCE Rail
FENCE Mes/Pool — FENCE Wire
FENCE Metal — FENCE General
Bollard — Fence posts
Gate post

GAS
Meter
Marker — Valve
Marker post — Vent

SEWER
Centre chamber — Marker post
Inspect. opening — Pmp pit
Manhole — Pmp pit
Marker — Vent

STORMWATER
Stormwater Open Drain
Box Grate Drain
Centre chamber — Marker post
Field inlet
Gully trap — Manhole
Kerb outlet — Marker

COMMUNICATIONS
COMMS overhead
OHT
Manhole — Pit
Marker post — Marker
Pillar — OH Pole

Concrete — Gully
Gravel — CG
Pavers — Water edge
Bitumen — Canopy
Extent of vegetation — Garden

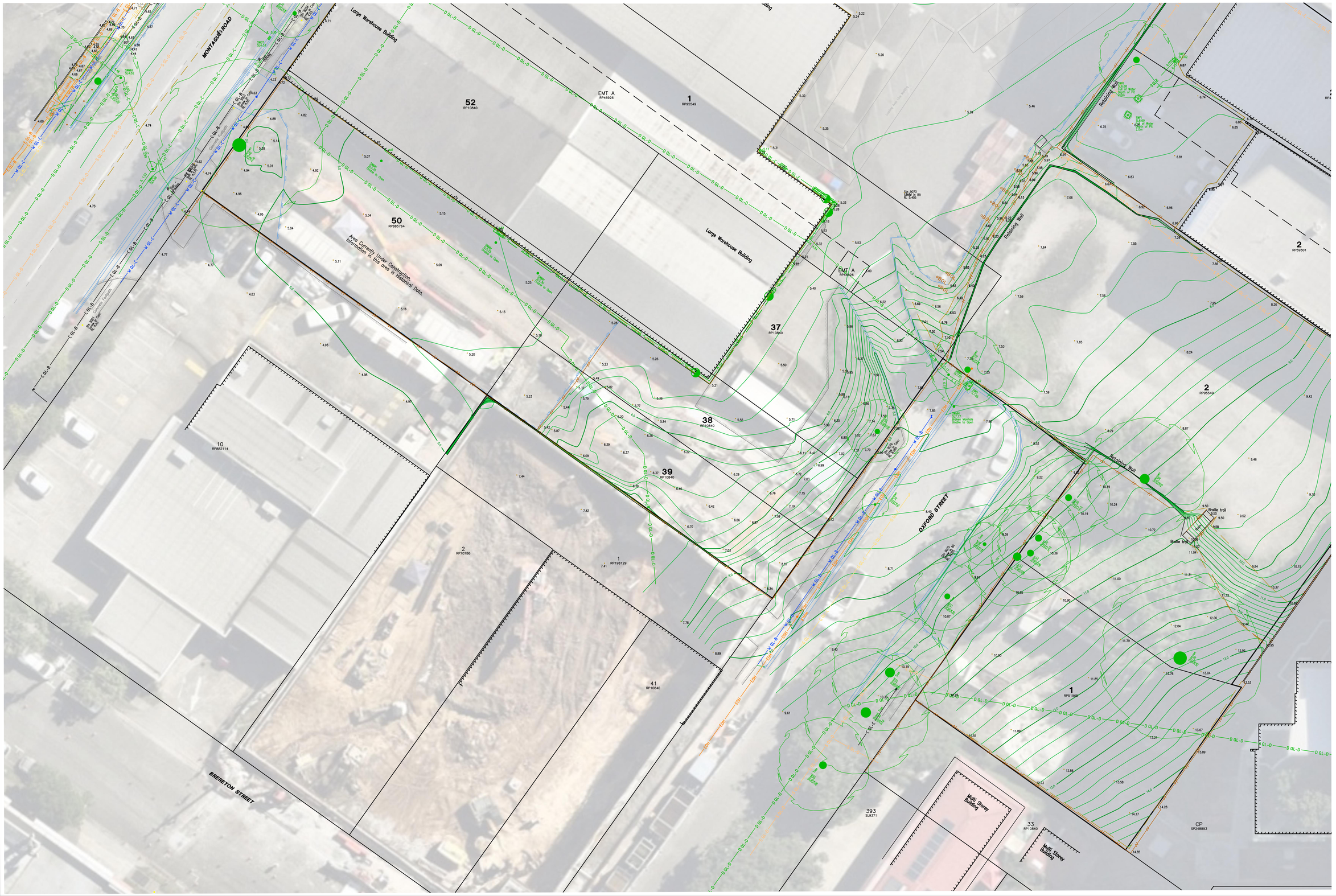
WATER UTILITY
Bore — Reducer
Fire hydrant — Sprinkler
FH post — Scour valve
Hose reel — Tap
Meter — Tapping band
Manhole — Valve
Marker — Air valve
Marker post — Above g. valve
Irrigation valve

Bridge Soffit — Bridge Support
Bridge Pier
Comms overhead — (records)

PETROLEUM
Fuel cap — Fuel valve
Marker post — Marker
Bronnide — Settlement Plate

Bitumen — Road surface
Kerb
Guide post — Parking meter
Phone — Traffic light
Traffic Pillar — TL with light
Traffic Pit
Roadmark — Overtaking
Continuity line — Giveway line
Dashed line — Double lines
Chevron marking
Turning Arrows
Advert — Keep Right
Airport — Misc. sign
Blue sign Aid/Services — Prohibitive Regulatory Parking
Brown sign Tourist — Rail Xing
Bus — Stop sign
Chevron — Speed sign
Green sign Dist./direction — Street Name
Give way — School
Keep Left — Yellow sign Warning
Rail mast — Boom gate
Rail signal — Palm tree
Exotic Tree — Pine tree
Native Tree — Stump
Shrub — Flag pole
Bin — Letter box
Hoist — Post box
Unknown marker post — Unknown
Unknown marker post — Unknown manhole
Unknown valve — Unknown marker

Subject property boundary
Adjoining property boundary
Covenant — Emt
Lease
Permanent survey mark — Bench mark



Amd	Description	Date	Surveyor	Locator	Drafter	Manager
A	First Issue	20/04/2026	JMR	SMS	JMR	DAC

Hz Datum: Plane
Hz Origin: IS341643
Vrt Datum: AHD
Vrt Origin: PM160114
Origin RL: 8.561m

Locality: South Brisbane
Local Authority: Brisbane City Council
Lat Long: S27°28'26" E157°00'45"
DWG: TLX429945 Detail-01 Rev A
12D: RPS Detail

NORTH

4 2 0 2 4 6 8 10
SCALE IN METERS AT ORIGINAL REDUCTION RATIO

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A TETRA TECH COMPANY

PROJECT 108 Montague Road

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SHEET 5 of 6 | TLX429945 | 01 | A

LEGEND

Subsurface Utility Linetype Legend

X QL-X

Utility Type

- C Communications
- D Drainage
- E Electrical
- F Fire Service
- G Gas
- P Petroleum
- R Recycled Water
- S Sewer
- U Unknown Utility
- W Potable Water

Quality Level

- QL-A +/-40mm position and height
- QL-B +/-300mm position, +/-600mm height
- QL-C +/-300mm position, no height
- QL-D From records, accuracy unconfirmed

UTO: Unable to open pit
LOS: Loss of signal
EOT: End of trace

Building wall · Ceiling · Roof · Gutter/Eave · Awning post · Downpipe · Column

ELECTRICAL
Electric overhead · Camera · Ground fi · Light pole · Pillar · Marker · Marker post · Power pole · Bollard light · Manhole · Pit · ELSP · Vrent. Mach.

FENCE Block · FENCE Picket · FENCE Bollard · FENCE Post · FENCE Log · FENCE Rail · FENCE Mesh/Pool Fence · FENCE Wire · FENCE Metal · FENCE General · Bollard · Gate post · Fence posts

GAS
Meter · Marker · Marker post · Valve · Vent

SEWER
Centre chamber · Inspect. opening · Manhole · Marker · Marker post · Pmp pit · Vent

STORMWATER
Stormwater Open Drain · Box Grate Drain · Centre chamber · Field inlet · Gully trap · Kerb outlet · Marker post · Manhole · Marker

COMMUNICATIONS
COMMS overhead · OHT · Manhole · Marker post · Pillar · Pit · Marker · OH Pole

Concrete · Gully · Gravel · CG · Pavers · Water edge · Bitumen · Canopy · Extent of vegetation · Garden

WATER UTILITY
Bore · Fire hydrant · FH post · Hose reel · Meter · Manhole · Marker · Marker post · Reducer · Sprinkler · Scour valve · Tap · Tapping band · Valve · Air valve · Above g. valve · Irrigation valve

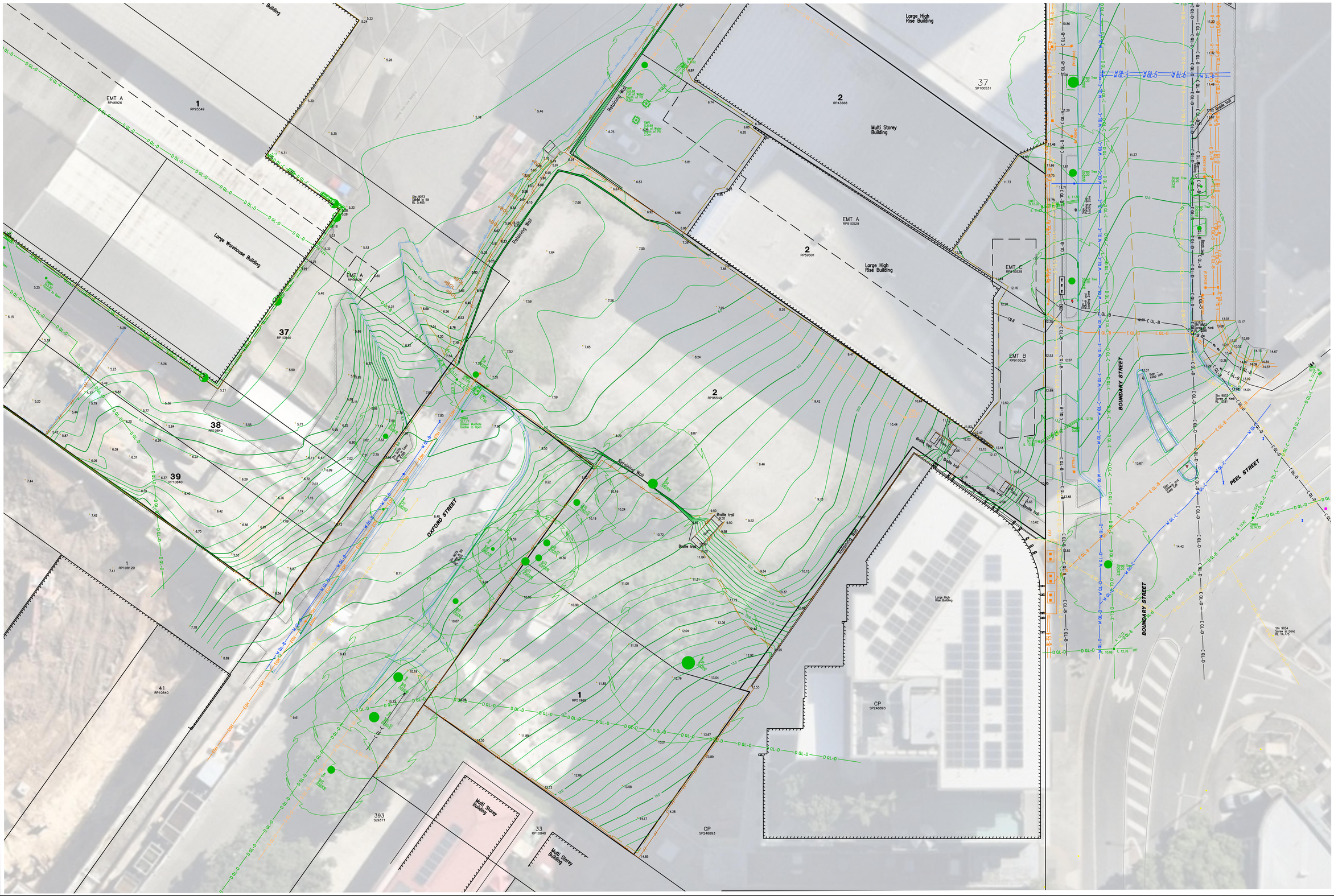
Bridge Soffit · Bridge Support · Bridge Pier · Comms overhead · (records)

PETROLEUM
Fuel cap · Marker post · Borehole · Fuel valve · Marker · Settlement Plate

Bitumen · Road surface · Kerb · Guide post · Phone · Traffic Pillar · Traffic Pit · Parking meter · Traffic light · TL with light · Roadmark · Overtaking · Continuity line · Giveway line · Dashed line · Double lines

Chevron marking · Turning Arrows · Advert · Airport · Blue sign Aid/Services · Brown sign Tourist · Bus · Chevron · Green sign Dist.direction · Give way · Keep Left · Rail mast · Rail signal · Keep Right · Misc. sign · Prohibitive Regulatory Marking · Rail Xing · Stop sign · Speed sign · Street Name · School · Yellow sign Warning · Boom gate · Exotic Tree · Native Tree · Palm tree · Pine tree · Shrub · Stump · Bin · Hoist · Flag pole · Letter box · Post box · Unknown marker post · Unknown valve · Unknown pit · Unknown sign · Unknown marker

Subject property boundary · Adjoining property boundary · Constraint · Emt · Legal · Permanent survey mark · Bench mark



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Origin RL:	8.561m	12D:	RPS Detail

SCALE IN METERS AT ORIGINAL REDUCTION RATIO

NORTH

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SHEET 6 OF 6 TLX429945 01 A

APPENDIX B: ARCHITECTURAL DRAWINGS

108 MONTAGUE

DEVELOPMENT APPLICATION

114, 120 - 122 MONTAGUE ROAD
8-12 OXFORD STREET
39A BOUNDARY STREET

SOUTH BRISBANE QLD 4101

SITE PARTICULARS	
RPD (120 - 122 MONTAGUE RD)	LOT 50 ON RP885764, LOT 52 ON RP10840, LOT 1 ON RP95549
RPD (8-12 OXFORD ST)	LOTS 37,38,39 ON RP10840
RPD (39A BOUNDARY ST & 114 MONTAG...	LOT 2 ON RP95549
STREET ADDRESS	114, 120-122 MONTAGUE ROAD, 8-12 OXFORD STREET & 39A BOUNDARY STREET
SUBURB	SOUTH BRISBANE
TOTAL SITE AREA	9044m²
PROPOSED DEVELOPMENT	
PLANTING:	1096m²
PODIUM SITE COVER:	3550m² OR 39.2%
TOWER FOOTPRINT:	1825m²
RESIDENTIAL COMMUNAL SPACE:	1195m² (INCLUDES INTERNAL COMMUNAL)
PUBLIC ACCESSIBLE:	1253m²
RESIDENTIAL GFA:	33305m²
CENTRE ACTIVITIES GFA:	1080m²

DWELLING SUMMARY

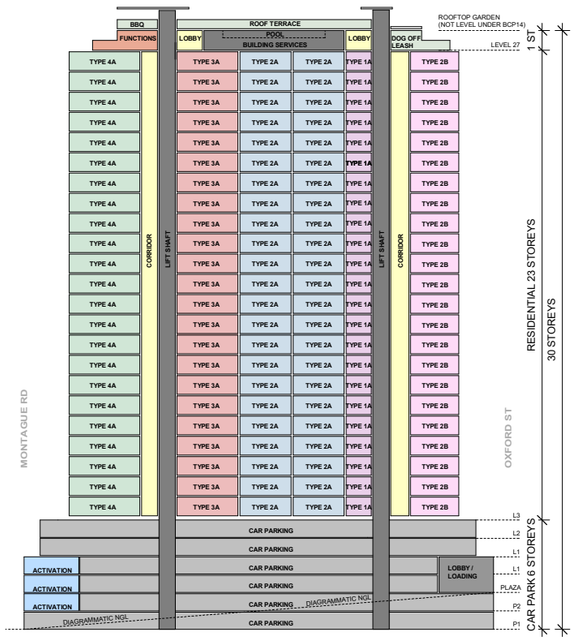
UNIT TYPE	FLOORS	1A	2A	2B	3A	3B	4A	TOTAL
PODIUM TOP	1	2	4	1	2	2	2	
PODIUM TOTAL		2	4	1	2	2	2	**13**
TYPICAL FLOORS	22	2	4	1	2	2	2	
TYPICAL FLOORS TOTAL		44	88	22	44	44	44	**286**
TOP FLOOR	0	0	0	0	0	0		
TOP SUBFLOOR TOTAL		0	0	0	0	0	0	**0**
NUMBER	23	46	92	23	46	46	46	**299**
UNITS/BED		46	115		92		46	**299**
		15.4%	38.4%		30.8%		15.4%	**100%**
TOTAL UNITS								**299**

PROPOSED CAR PARKING (AS DESIGNED)

	RESI	TANDEM (COMM)	VISITOR/COMM	TOTAL CARS	BIKES	ST. CAGE	MOTORBIKE
PARKING P1	80	0	0	80	75	75	1
PARKING P2	46	3	15	64	52	52	
PLAZA	32	0	8	40	31	23	1
LEVEL 1	54	0	0	54	42	42	
LEVEL 2	78	0	0	78	60	60	
LEVEL 3	82	0	0	82	71	43	
TOTAL PROVIDED	**372**	**3**	**23**	**398**	**331**	**295**	**2**

PROPOSED AREA SCHEDULE (AS DESIGNED)

	GFA CENTRE ACTIVITIES		GFA RESIDENTIAL USES
PARKING P1	26m²		—
PARKING P2	356m²		—
PLAZA	420m²		—
LEVEL 1	278m²		—
LEVEL 2	—		—
LEVEL 3	—		—
LEVEL 4	—		1455m²
TYPICAL TOWER	—	PER FLOOR	1455m²
NO. TYPICAL FLOORS	22	— **SUBTOTAL**	**33465m²**
ROOF TCE LOWER		—	210m²
ROOF TCE UPPER		—	90m²
TOTAL PROVIDED	**1080m²**		**33765m²**



SECTION DIAGRAM

SETBACK DIAGRAM

SHEET LIST

	SHEET NAME	REV
AR DA 001	COVER SHEET AND DEVELOPMENT SUMMARY	A
AR DA 010	DEVELOPMENT DIAGRAMS	A
AR DA 101	SITE CONTEXT PLAN - PROPOSED	A
AR DA 200	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL P1	A
AR DA 201	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL P2	A
AR DA 202	GENERAL ARRANGEMENT PLAN - PODIUM - PLAZA	A
AR DA 203	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 1	A
AR DA 204	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 2	A
AR DA 205	GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 3	A
AR DA 206	GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 4	A
AR DA 207	GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 5-26	A
AR DA 208	GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 27 ROOF TERRACE	A
AR DA 209	GENERAL ARRANGEMENT PLAN - TOWER - ROOFTOP GARDEN	A
AR DA 300	OVERALL ELEVATIONS - NORTH WEST & SOUTH WEST	A
AR DA 301	OVERALL ELEVATIONS - NORTH EAST & SOUTH EAST (BRERETON ST)	A
AR DA 400	OVERALL SECTIONS - LONGITUDINAL SECTION A-A	A
AR DA 401	OVERALL SECTIONS - CROSS SECTION B-B	A
AR DA 410	OVERALL SITE SECTION - LONGITUDINAL	A
AR DA 901	FACADE DETAILS - OXFORD STREET AND LITTLE MANNING	A
AR DA 902	FACADE DETAILS - MONTAGUE ROAD - SHEET 1	A
AR DA 903	FACADE DETAILS - MONTAGUE ROAD - SHEET 2	A
AR DA 904	FACADE DETAILS - ROOFTOP	A
AR DA 950	SUN DIAGRAMS	A

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

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Project
25026
108 MONTAGUE ROAD

DRAWING TITLE
COVER SHEET AND DEVELOPMENT SUMMARY

DRAWN BY JD
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DISC	PHASE	DWG NO	REVISION
AR	DA	001	A

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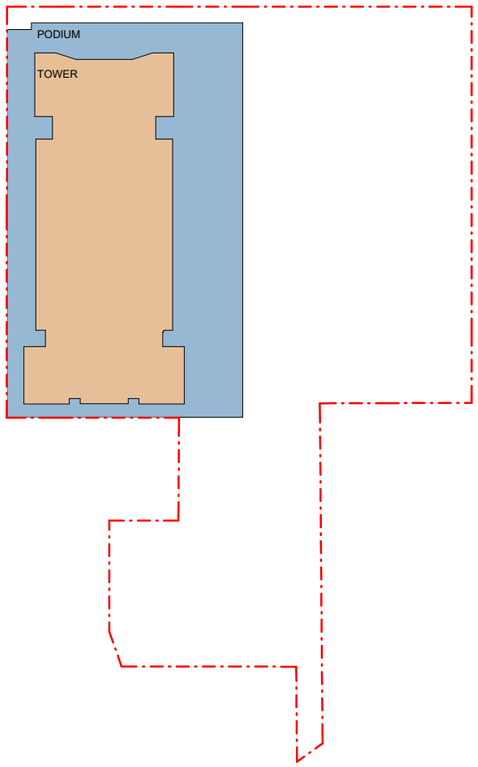
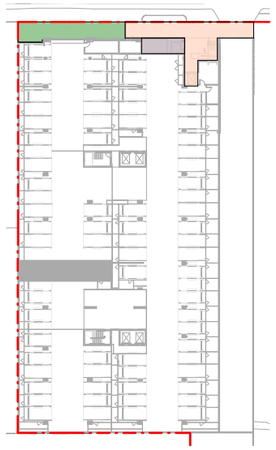


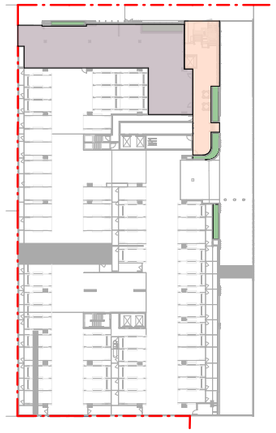
SITE COVER & TOWER FOOTPRINT

SITE AREA: 9044m²
PODIUM SITE COVER: 3550m² OR 39.2%
TOWER FOOTPRINT: 1825m²



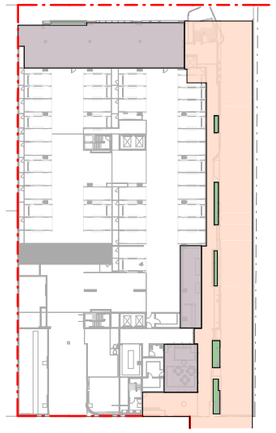
P1

CENTRE USES GFA: 26m²
PLANTING: 72m²
PUBLIC: 121m²



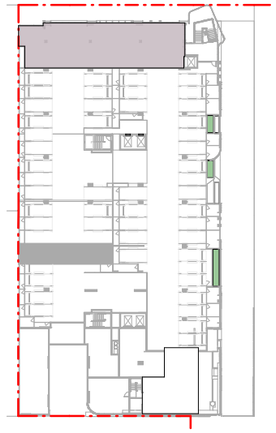
P2

CENTRE USES GFA: 356m²
PLANTING: 40m²
PUBLIC: 132m²



PLAZA

CENTRE USES GFA: 420m²
PLANTING: 30m²
PUBLIC: 1000m²



LEVEL 01

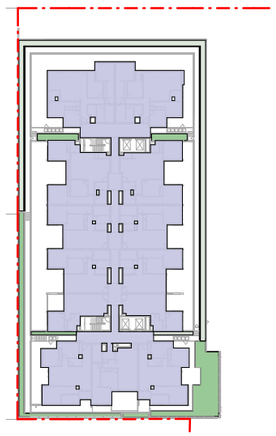
CENTRE USES GFA: 278m²
PLANTING: 20m²

LEVEL 02

PLANTING: 70m²

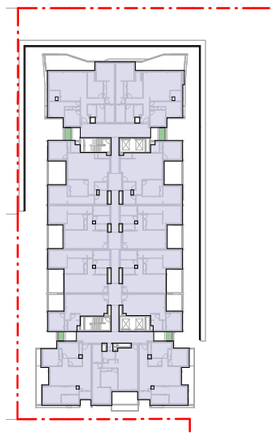
LEVEL 03

PLANTING: 50m²



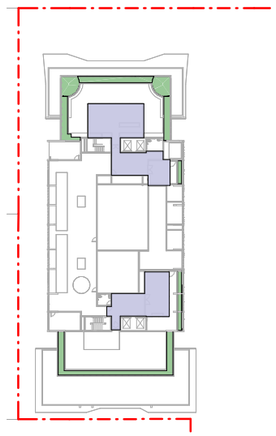
LEVEL 04

RESIDENTIAL GFA: 1455m²
PLANTING: 293m²



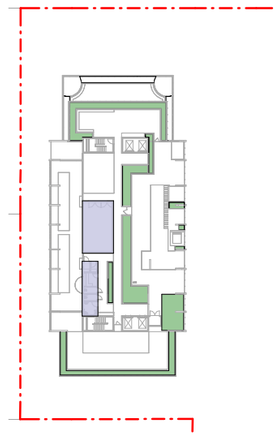
TYP FL 5-26

RESIDENTIAL GFA: 1455 m² / FL (31,570m² TOTAL)
PLANTING: 11m² EVERY FL (253m² TOTAL)



ROOF TCE LOWER

COMMUNAL USES RESIDENTIAL GFA: 210m²
COMMUNAL USES (INT + EXT): 445m²
PLANTING: 118m²



ROOF TCE UPPER

COMMUNAL USES RESIDENTIAL GFA: 90m²
COMMUNAL USES (INT + EXT): 750m²
PLANTING: 190m²

LEGEND

GFA

CENTRE USES GFA
TOTAL: 1080m²

RESIDENTIAL GFA
TOTAL: 33,765m²

TOTAL GFA: 34,385m²

PLANTING

PLANTING
TOTAL: 1136m²

SITE COVER

3550m² OR 39.2%

GFA DEFINITION

GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR—
• BUILDING SERVICES, PLANT OR EQUIPMENT; OR
• ACCESS BETWEEN LEVELS; OR
• A GROUND FLOOR PUBLIC LOBBY; OR
• A MALL; OR
• PARKING, LOADING OR MANOEUVRING VEHICLES; OR
• UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client
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108 MONTAGUE ROAD

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DEVELOPMENT DIAGRAMS

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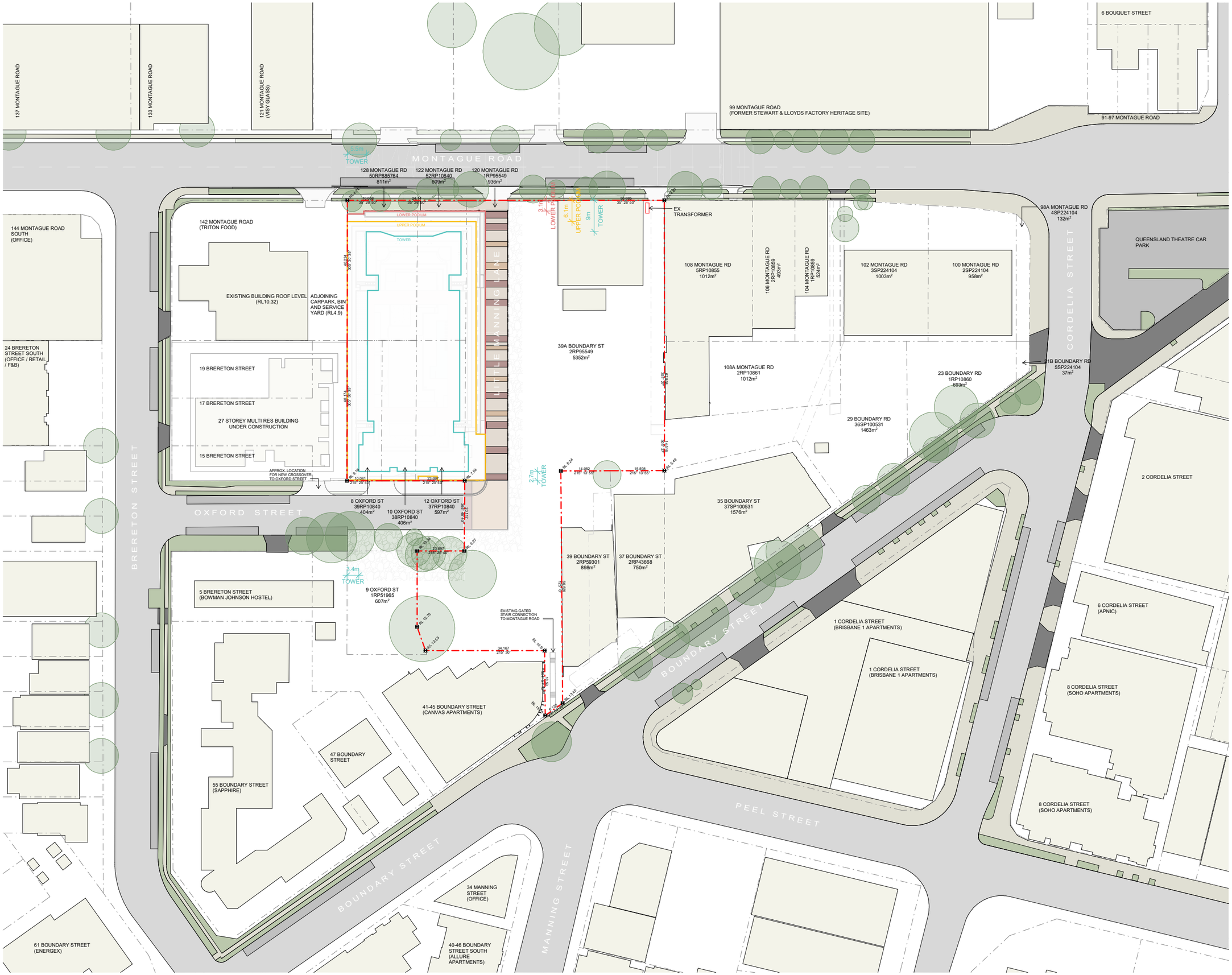

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DRAWING TITLE

SITE CONTEXT PLAN - PROPOSED

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AR	DA	101	A

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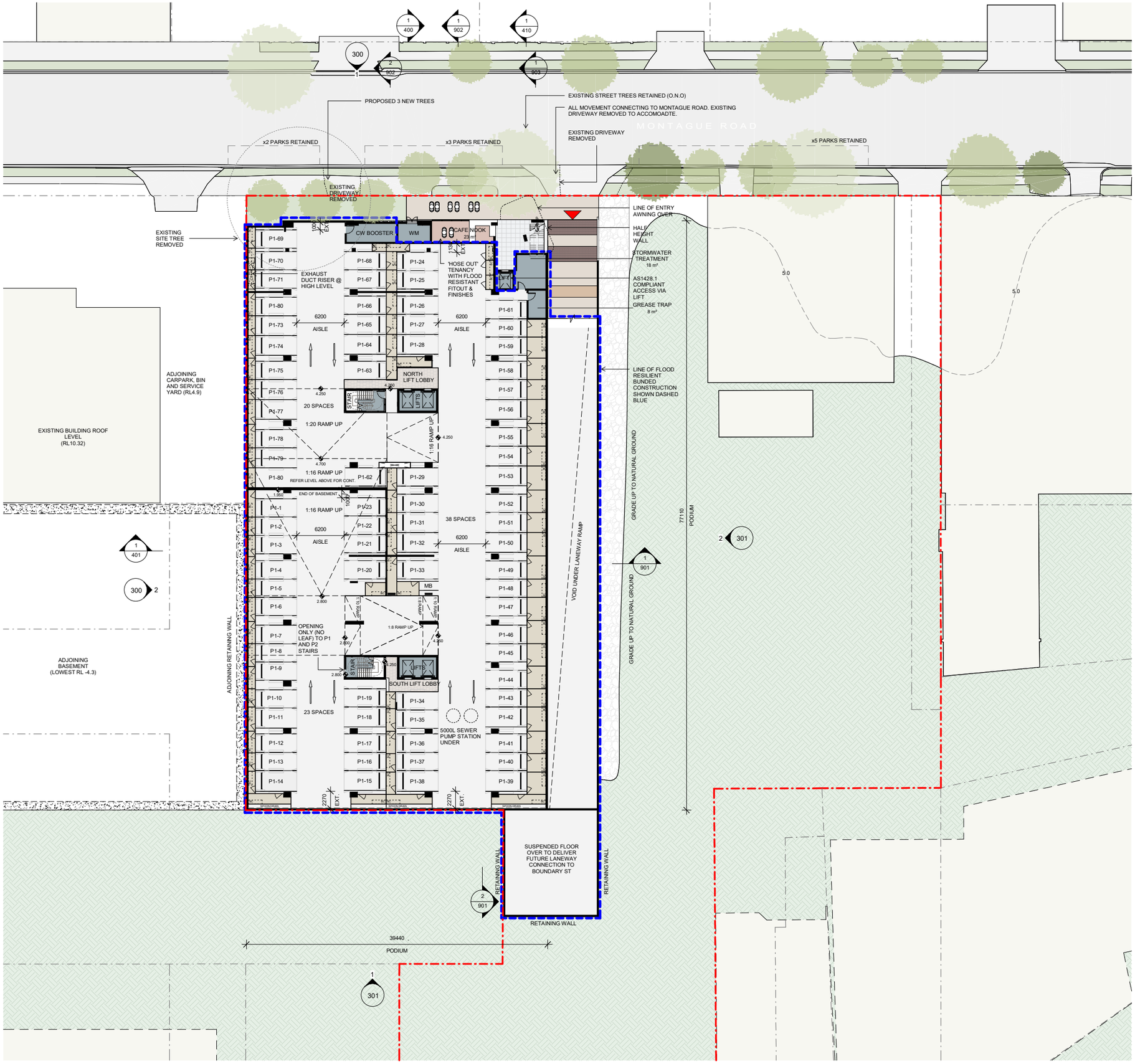

LEGEND

BC BICYCLE PARK

CW COLD WATER

WM WATER METER

BUNDED CONSTRUCTION

CAR PARK

- 80 RESIDENT STANDARD CAR BAYS
- 1 RESIDENT MOTORBIKE BAY
- 75 RESIDENT STORAGE CAGES
- 75 RESIDENT BICYCLE SPACES (BC)

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

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GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL P1

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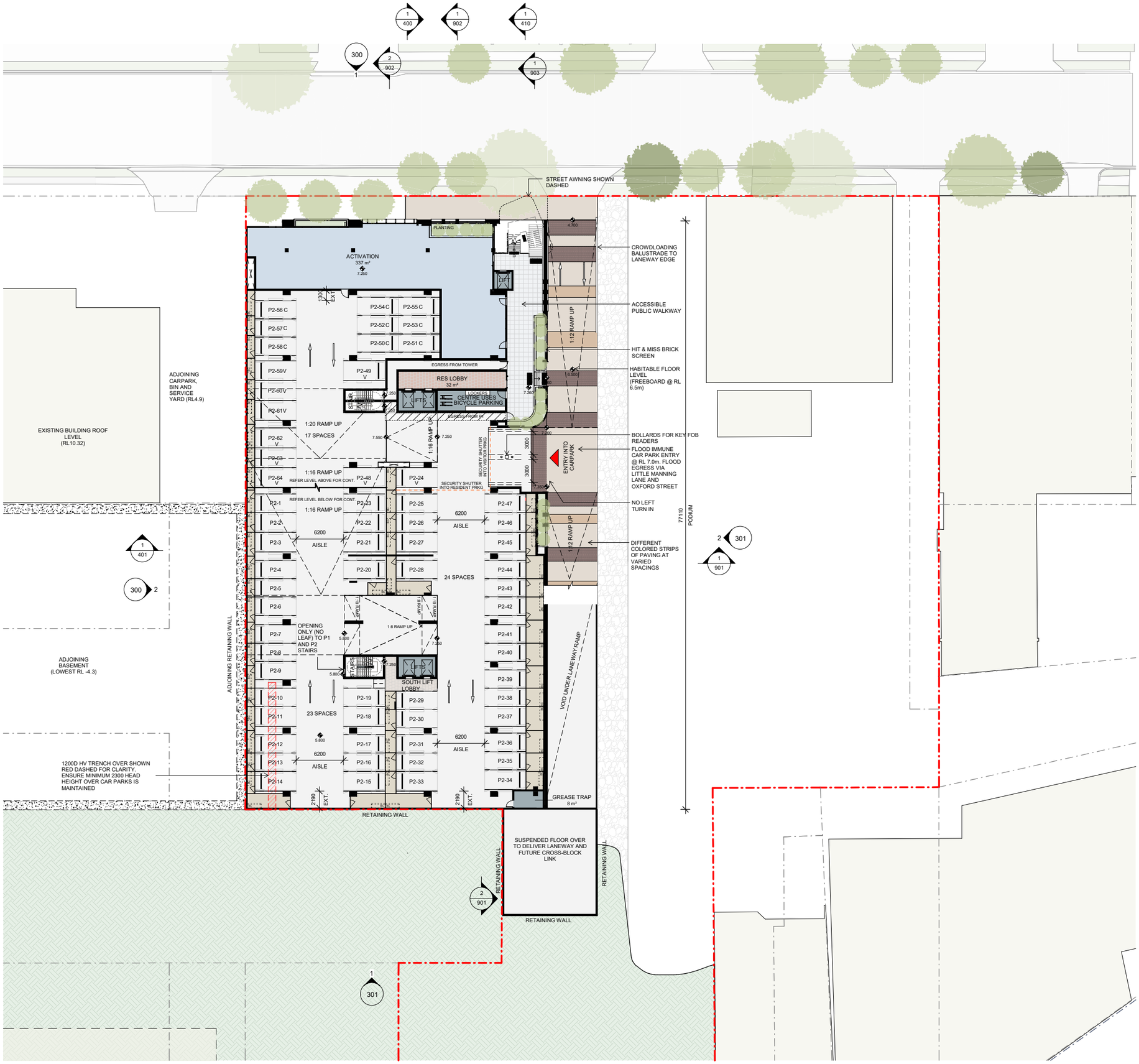

LEGEND

BC BICYCLE PARK

CAR PARK

- 46 RESIDENT STANDARD CAR BAYS
- 18 VISITOR (V) AND COMMERCIAL (C) CAR BAYS
- 52 RESIDENT STORAGE CAGES
- 52 RESIDENT BICYCLE SPACES (BC)
- 8 CENTRE USE BICYCLE SPACES

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

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GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL P2

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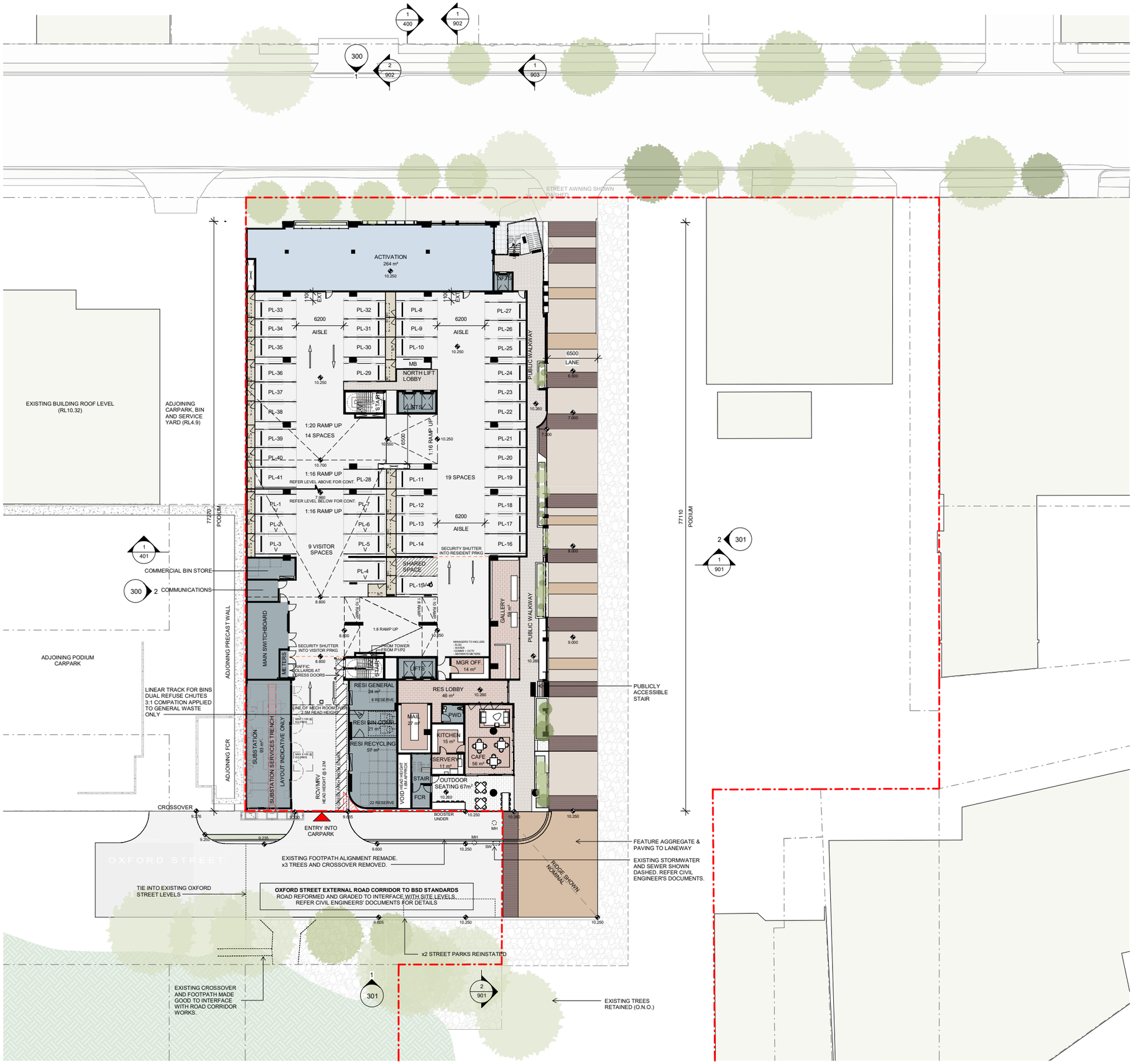

LEGEND

BC	BICYCLE PARK
MGR	MANAGERS OFFICE
FCR	FIRE CONTROL ROOM

CAR PARK

- 32 RESIDENT STANDARD CAR BAYS
- 1 RESIDENT MOTORBIKE BAY
- 8 VISITOR CAR BAYS (V)
- 23 RESIDENT STORAGE CAGES
- 23 RESIDENT BICYCLE SPACES (BC)

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

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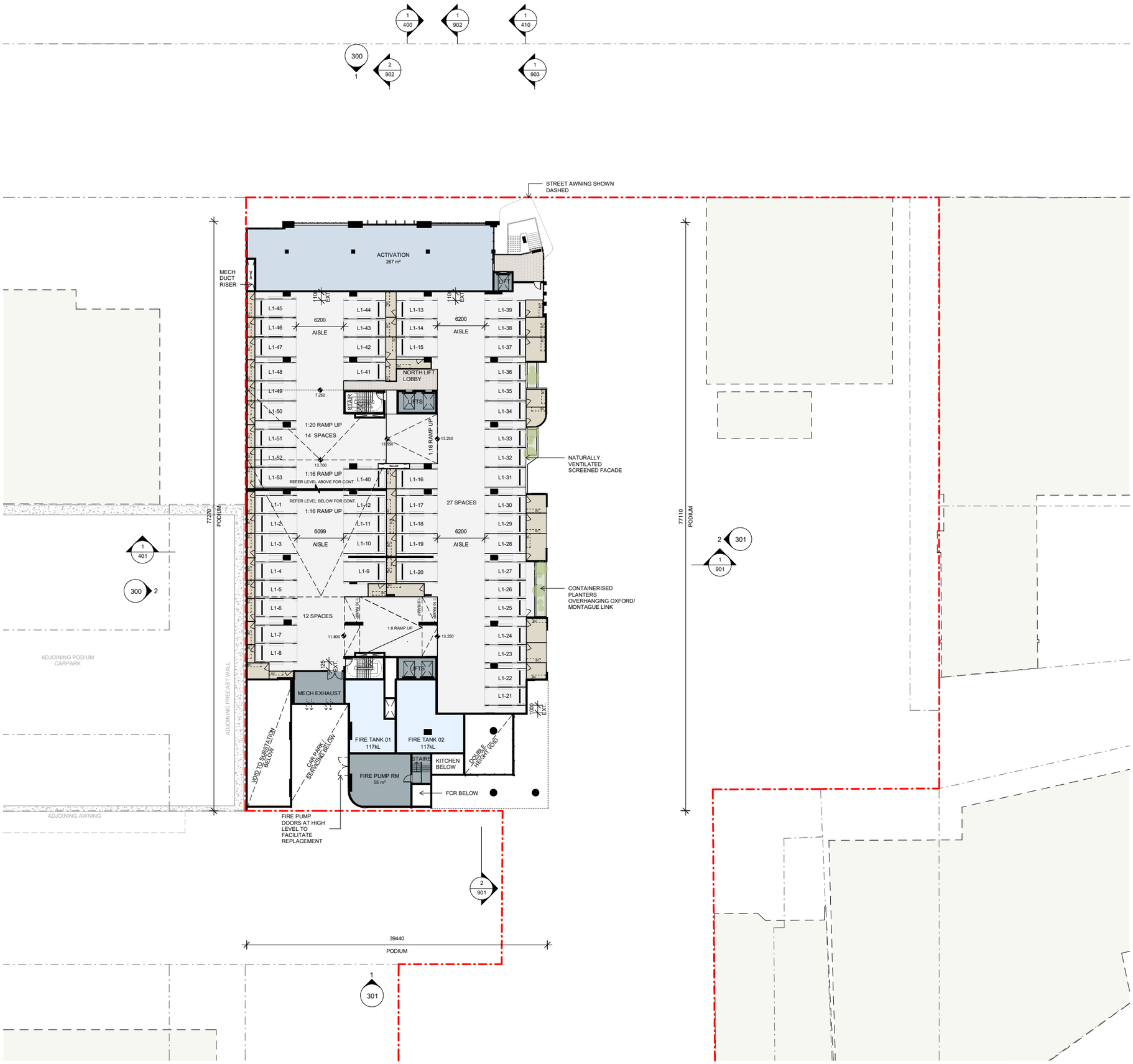

LEGEND

BC BICYCLE PARK

CAR PARK

- 54 RESIDENT STANDARD CAR BAYS
- 42 RESIDENT STORAGE CAGES
- 42 RESIDENT BICYCLE SPACES (BC)

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client

STOCKWELL

Archipelago

Turrbal and Yuggera/Jagera Country
Level 3, 199 George Street Brisbane QLD 4000
www.archipelago.com.au

Project

25026

108 MONTAGUE ROAD

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 1

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DATE PRINTED	5/06/2026 4:27:39 PM

DISC	PHASE	DWG NO	REVISION
AR	DA	203	A

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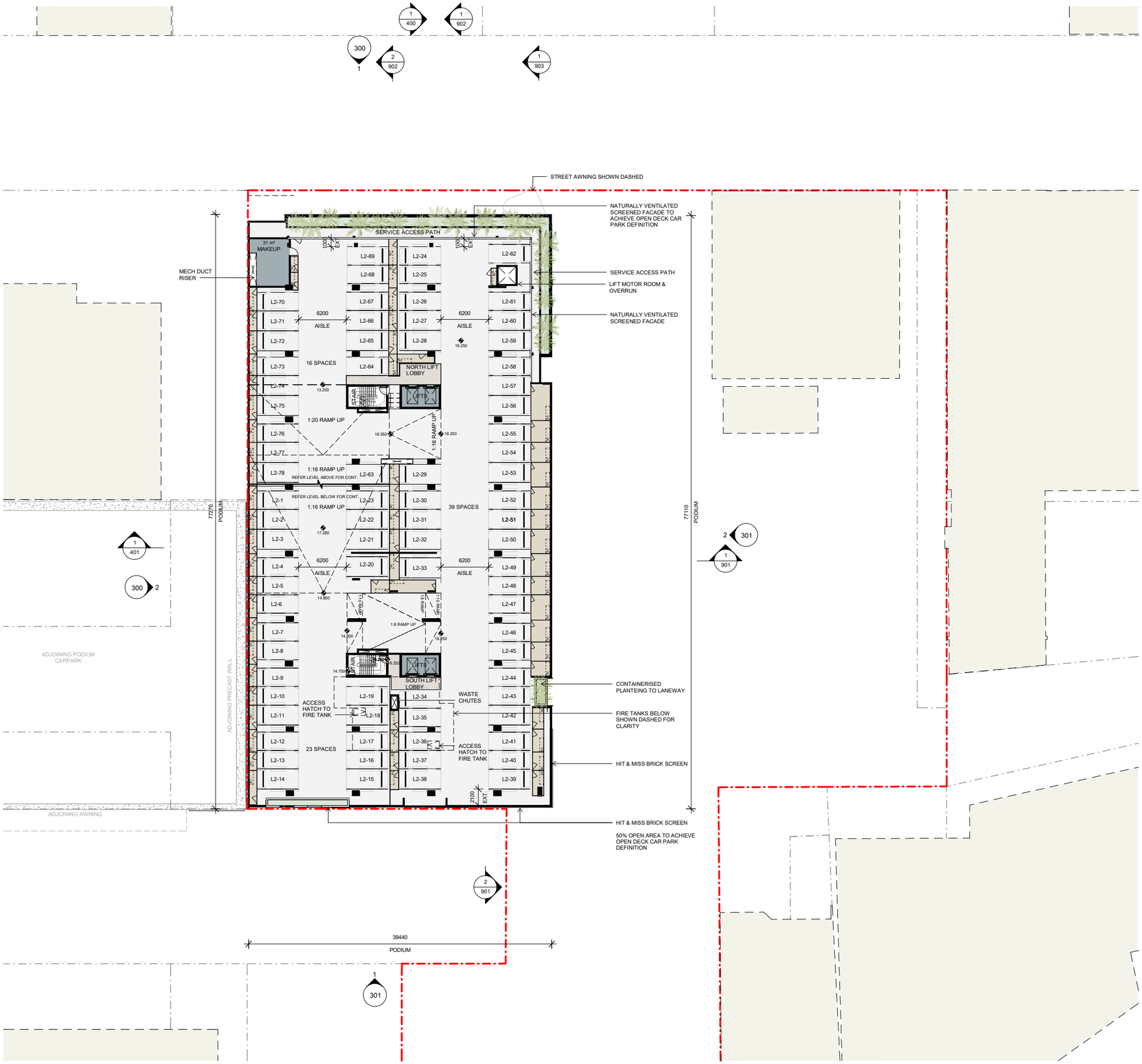

LEGEND

BC BICYCLE PARK

CAR PARK

- 78 RESIDENT STANDARD CAR BAYS
- 60 RESIDENT STORAGE CAGES
- 60 RESIDENT BICYCLE SPACES (BC)

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client

STOCKWELL

Archipelago

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108 MONTAGUE ROAD

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 2

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DISC	PHASE	DWG NO	REVISION
AR	DA	204	A

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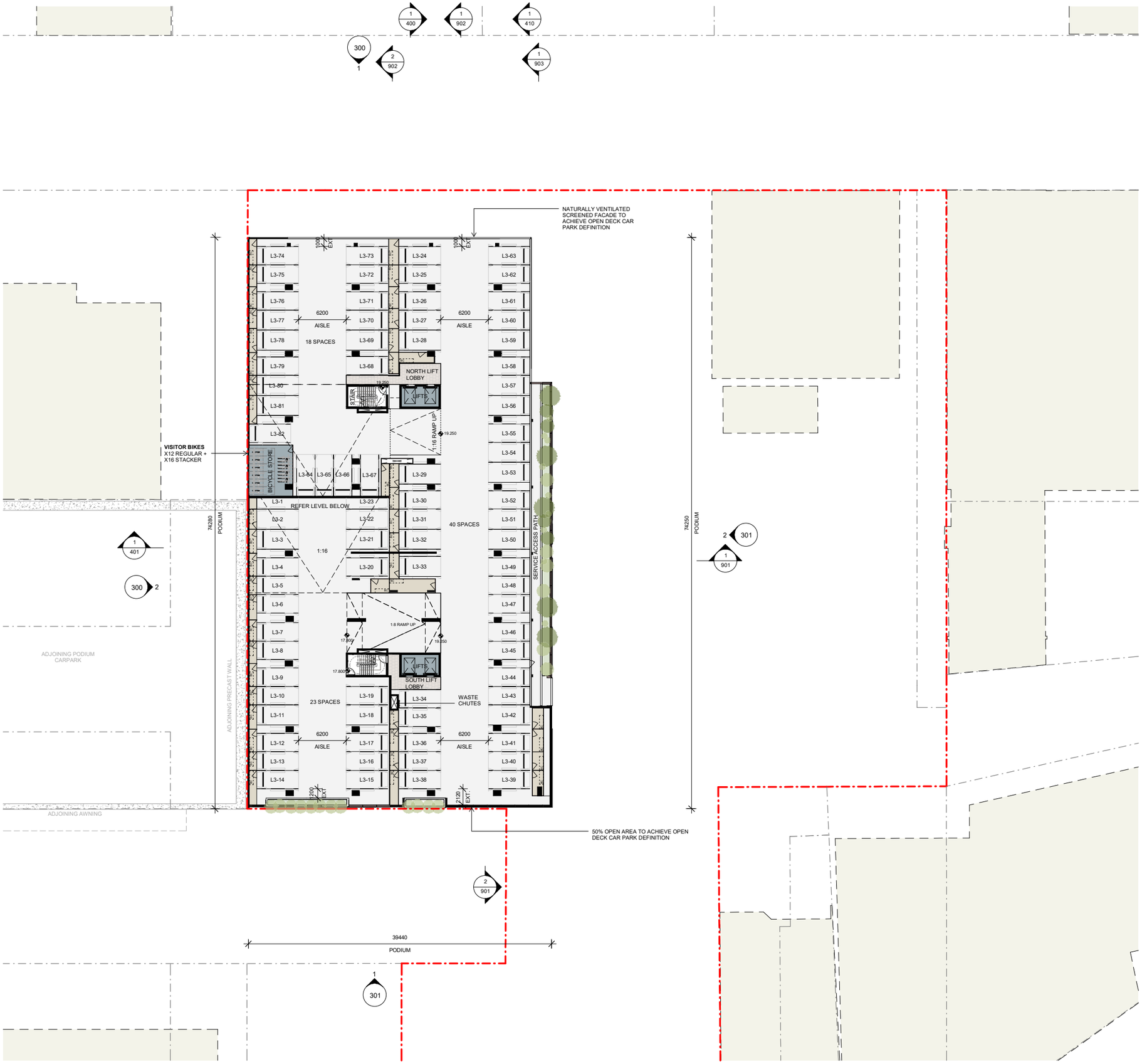

LEGEND

BC BICYCLE PARK

CAR PARK

- 82 RESIDENT STANDARD CAR BAYS
- 43 RESIDENT STORAGE CAGES
- 43 RESIDENT BICYCLE PARKING (BC)
- 28 VISITOR BICYCLE PARKING

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client

STOCKWELL

Archipelago

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108 MONTAGUE ROAD

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 3

DRAWN BY	DC
CHECKED	DC
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DISC	PHASE	DWG NO	REVISION
AR	DA	205	A

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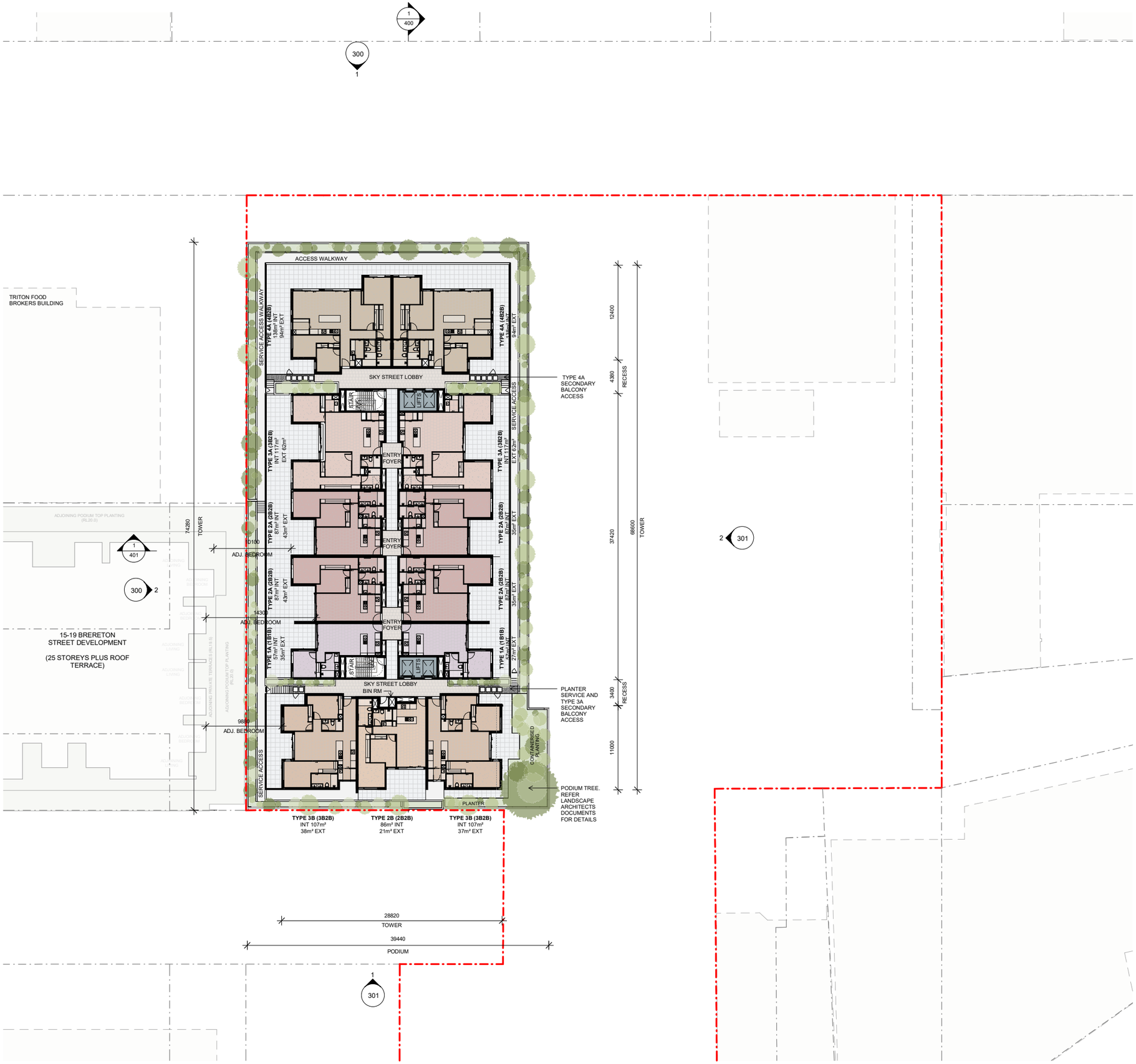

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

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108 MONTAGUE ROAD

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 4

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DISC	PHASE	DWG NO	REVISION
AR	DA	206	A

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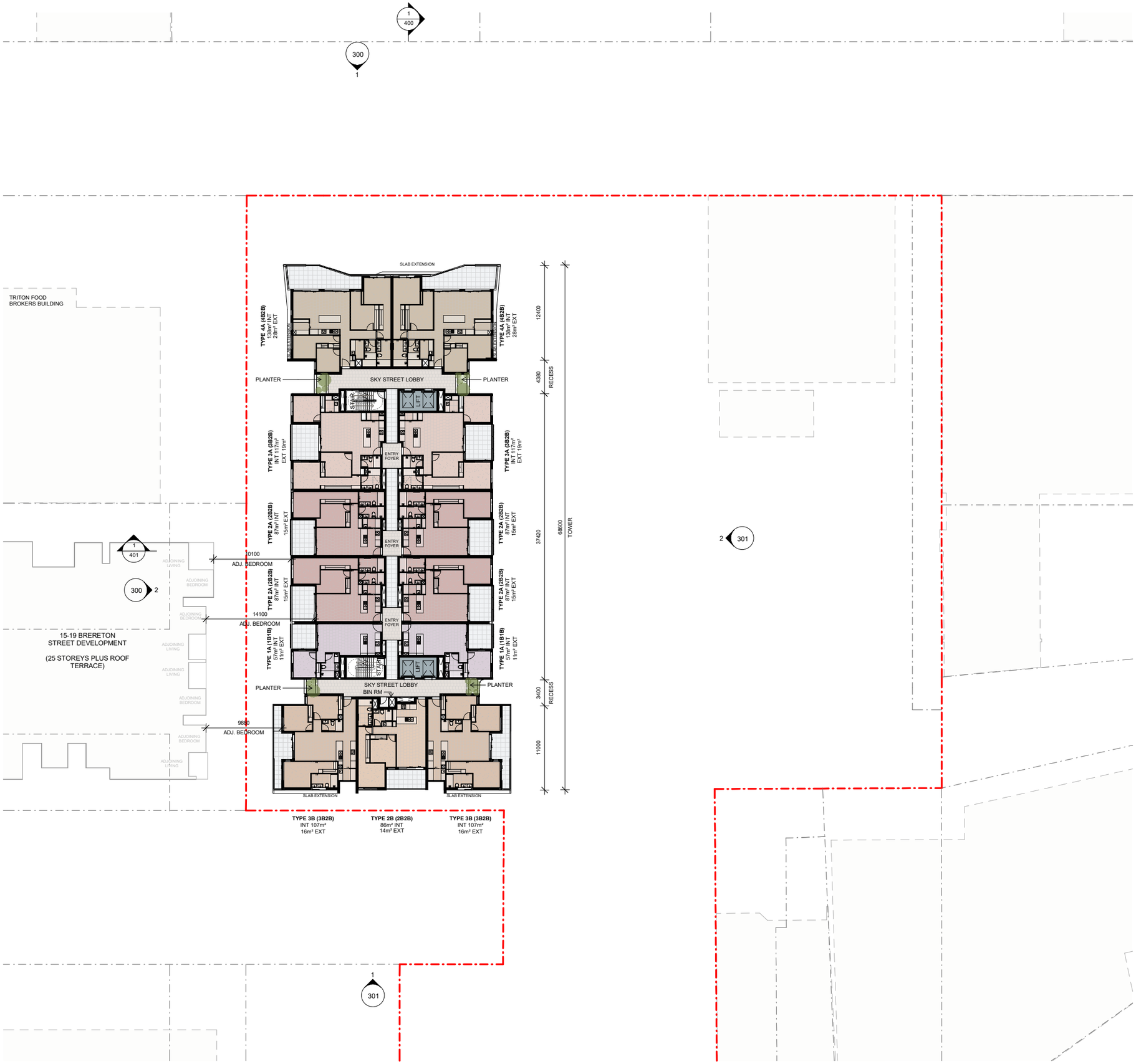

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client

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108 MONTAGUE ROAD

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 5-26

DRAWN BY	JD
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DATE PRINTED	5/06/2026 4:28:06 PM

DISC	PHASE	DWG NO	REVISION
AR	DA	207	A

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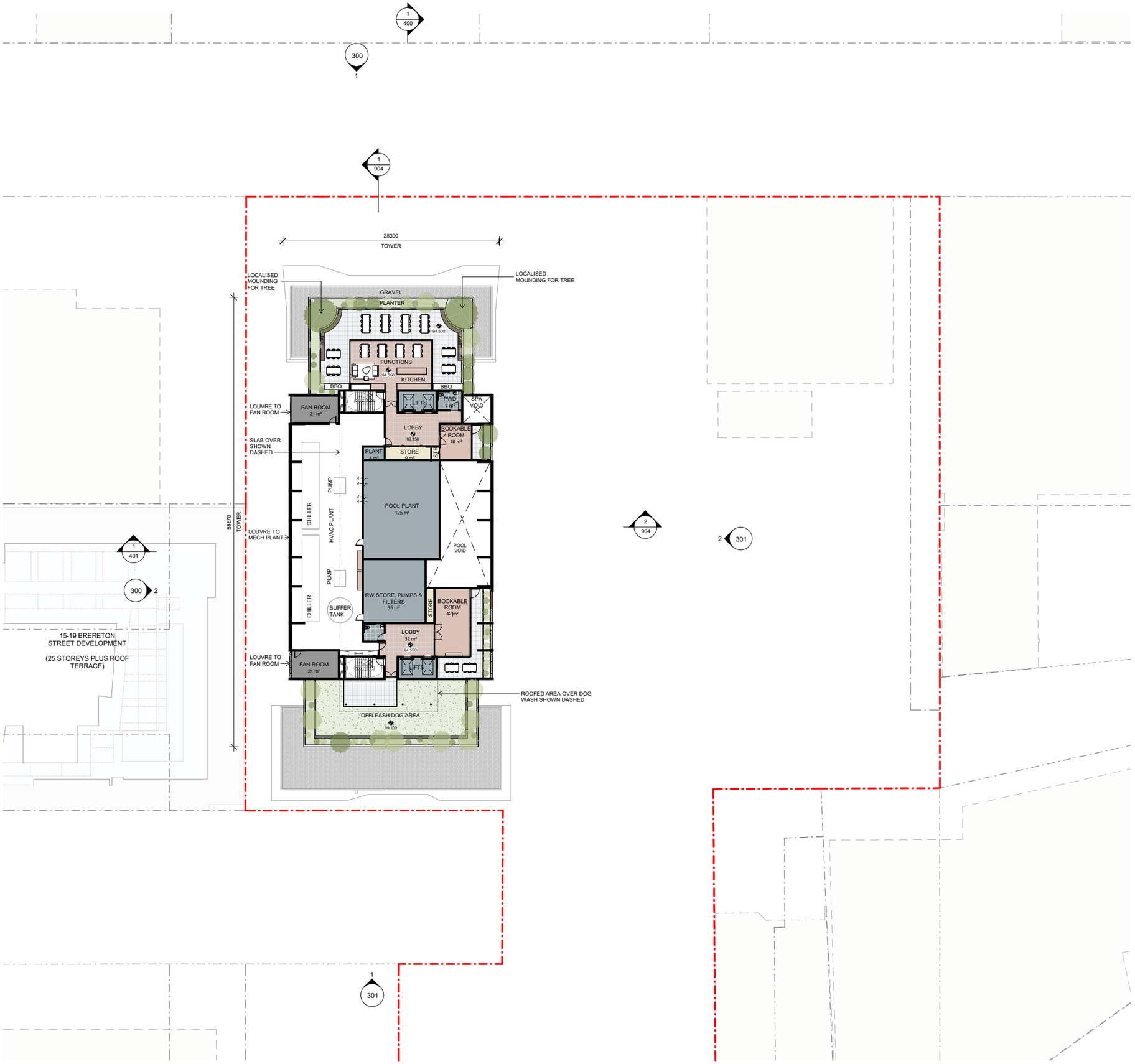

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client

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108 MONTAGUE ROAD

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 27 ROOF TERRACE

DRAWN BY	BC
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DATE PRINTED	5/06/2026 4:28:11 PM

DISC	PHASE	DWG NO	REVISION
AR	DA	208	A

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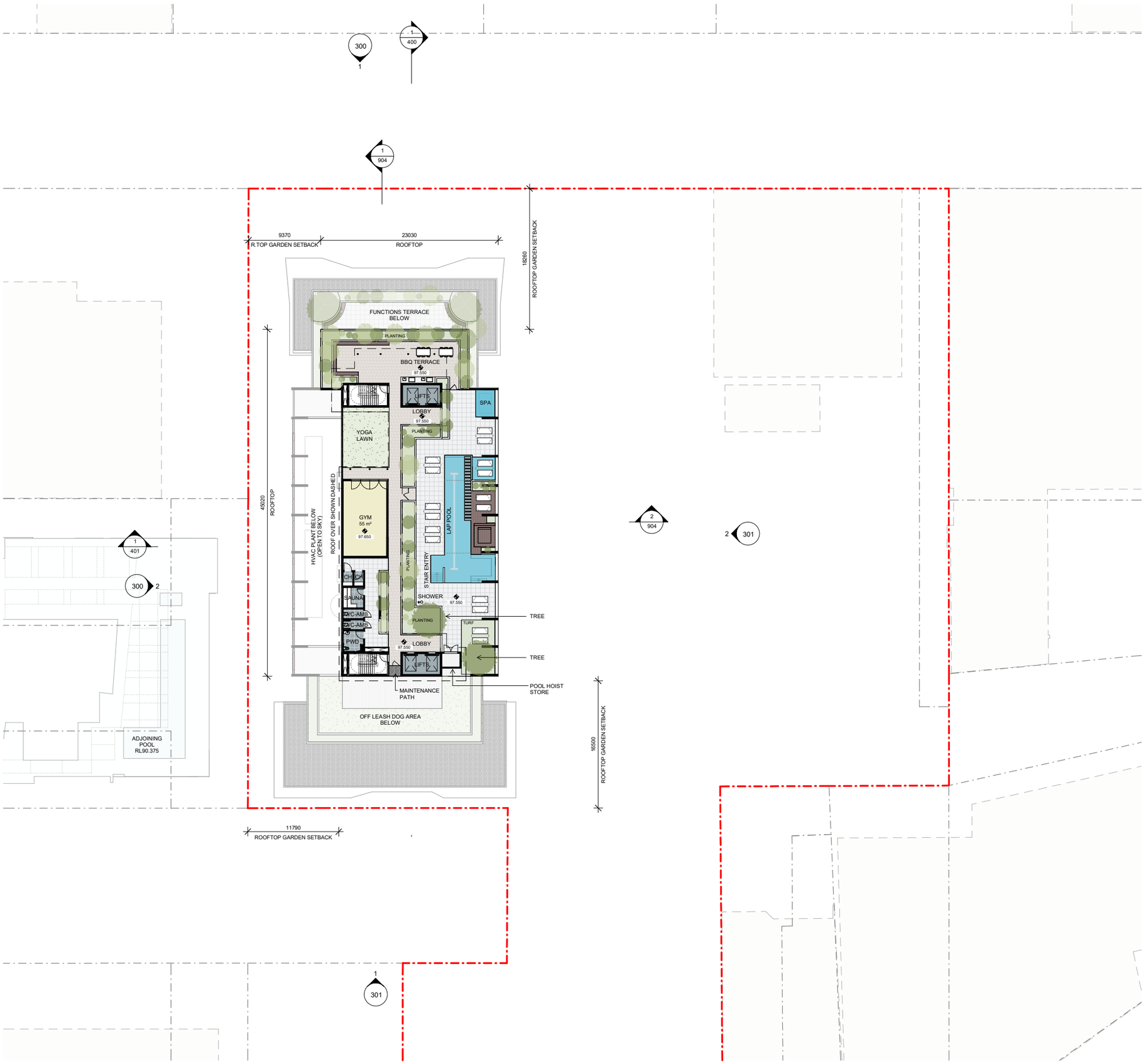

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

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Client

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108 MONTAGUE ROAD

DRAWING TITLE

GENERAL ARRANGEMENT PLAN - TOWER - ROOFTOP GARDEN

DRAWN BY	BC
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DISC	PHASE	DWG NO	REVISION
AR	DA	209	A

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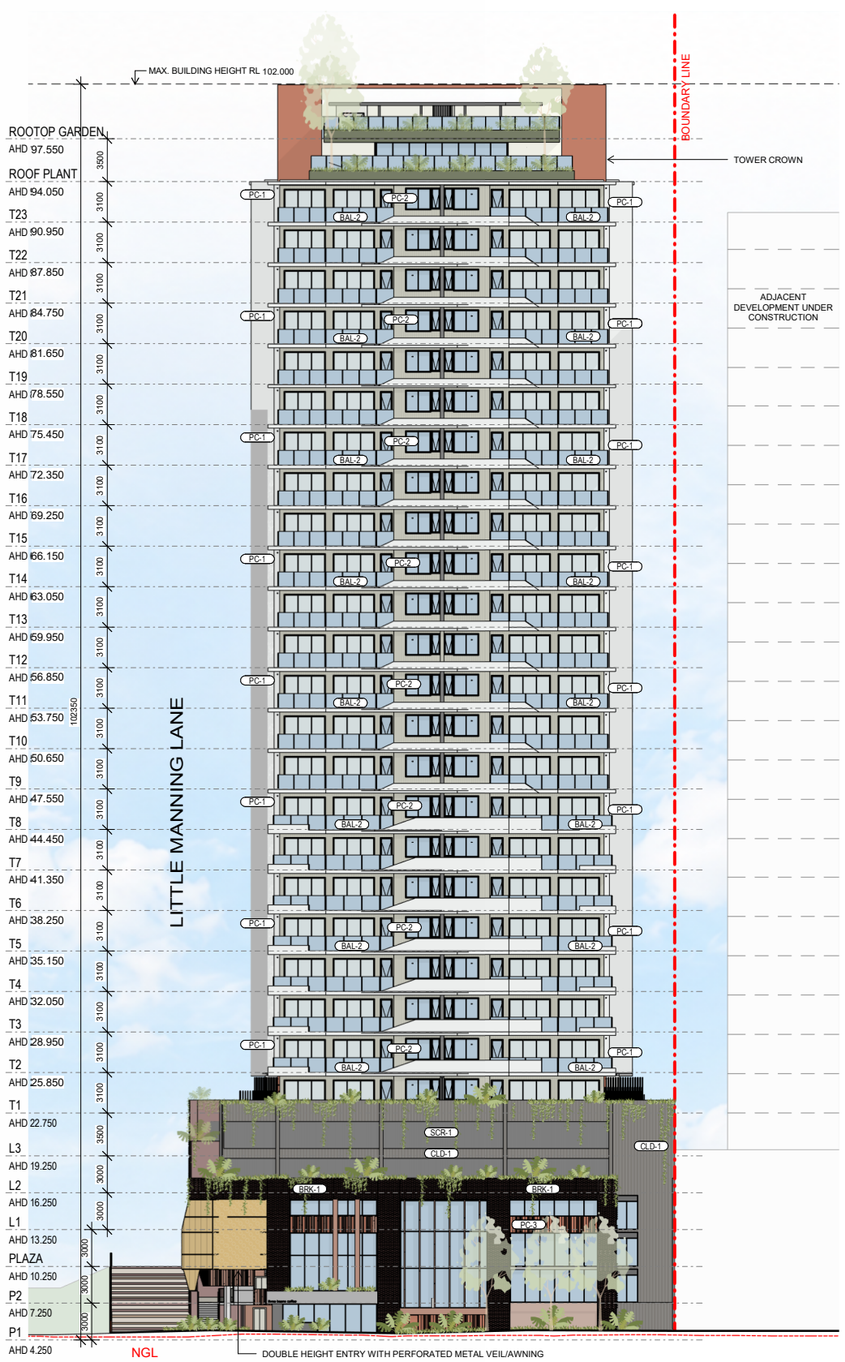
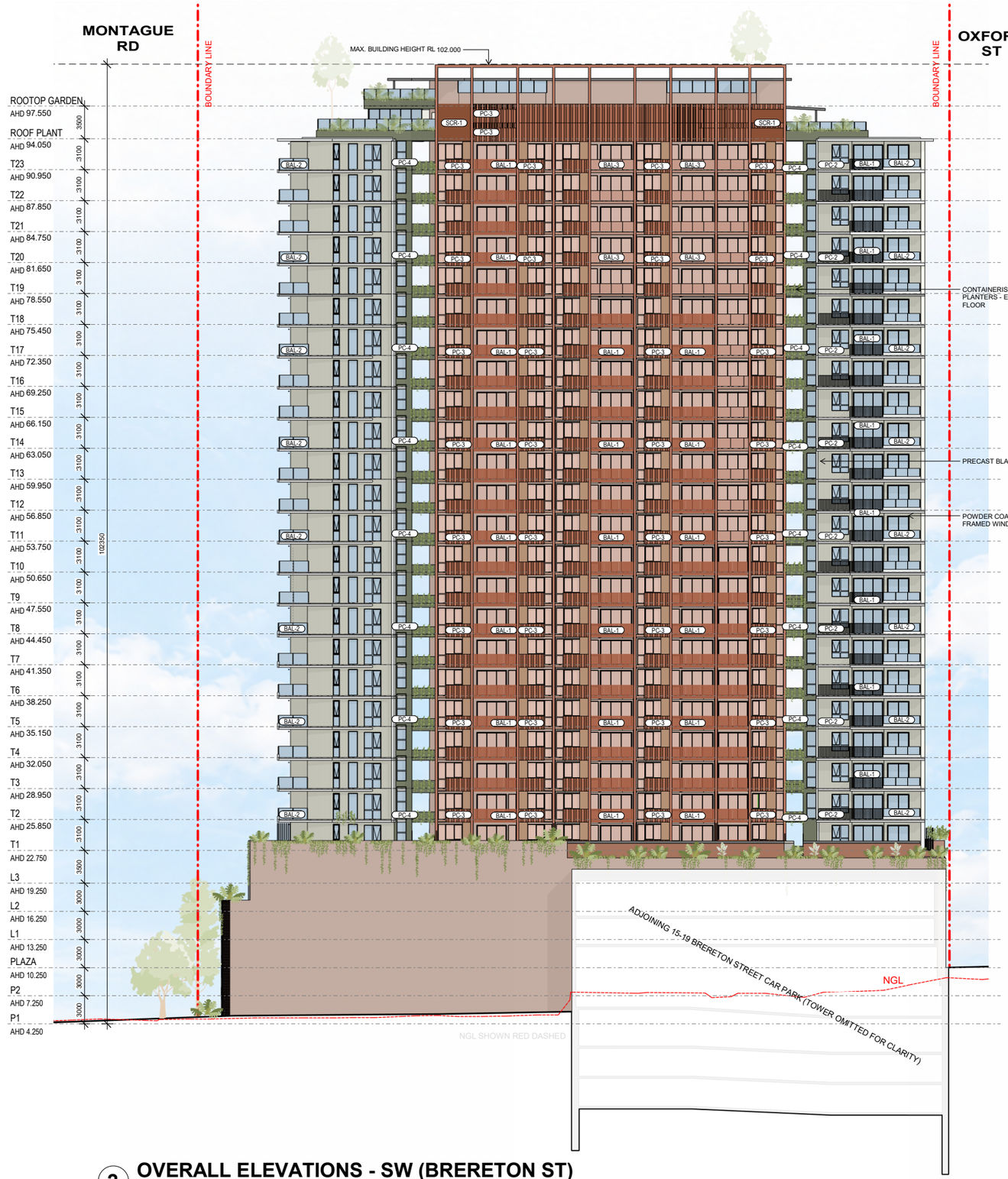


1 OVERALL ELEVATIONS - NW (MONTAGUE)



2 OVERALL ELEVATIONS - SW (BRERETON ST)

NOTES

CODE	DESCRIPTION
BAL-1	Balustrade - Aluminium
BAL-2	Balustrade - Glass - Type 1
BAL-3	Balustrade - Glass - Type 2
BRK-1	Brink Inlay
CLD-1	Vertical Cladding - Type 1
PC-1	Precast Panel - Colour 1
PC-2	Precast Panel - Colour 2
PC-3	Precast Panel - Colour 3
PC-4	Precast Panel - Colour 4
SCR-1	Metal Screening - Type 1

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client
STOCKWELL

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Project
25026
108 MONTAGUE ROAD

DRAWING TITLE
OVERALL ELEVATIONS - NORTH WEST & SOUTH WEST

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CHECKED DC
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DISC	PHASE	DWG NO	REVISION
AR	DA	300	A

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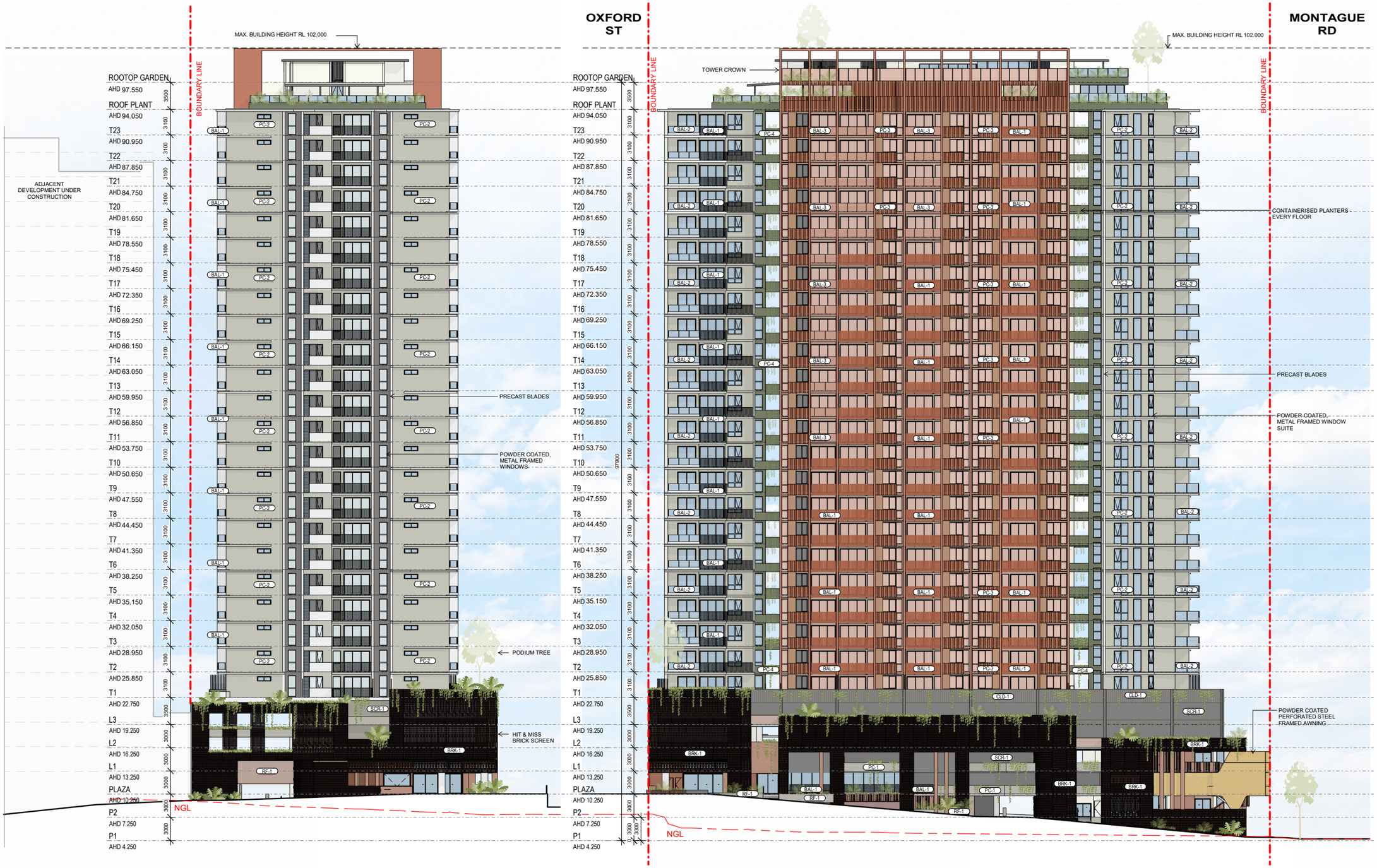

1 OVERALL ELEVATIONS - SOUTH EAST (OXFORD TCE)

2 OVERALL ELEVATIONS - NORTH EAST (LITTLE MANNING)

NOTES

CODE	DESCRIPTION
BAL-1	Balustrade - Aluminium
BAL-2	Balustrade - Glass - Type 1
BAL-3	Balustrade - Glass - Type 2
BRK-1	Brink Inlay
CLD-1	Vertical Cladding - Type 1
PC-1	Precast Panel - Colour 1
PC-2	Precast Panel - Colour 2
PC-3	Precast Panel - Colour 3
PC-4	Precast Panel - Colour 4
RF-1	Cement Render - Type 1
SCR-1	Metal Screening - Type 1

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client
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Project
25026
108 MONTAGUE ROAD

DRAWING TITLE
OVERALL ELEVATIONS - NORTH EAST & SOUTH EAST (BRERETON ST)

DRAWN BY JD
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DISC	PHASE	DWG NO	REVISION
AR	DA	301	A

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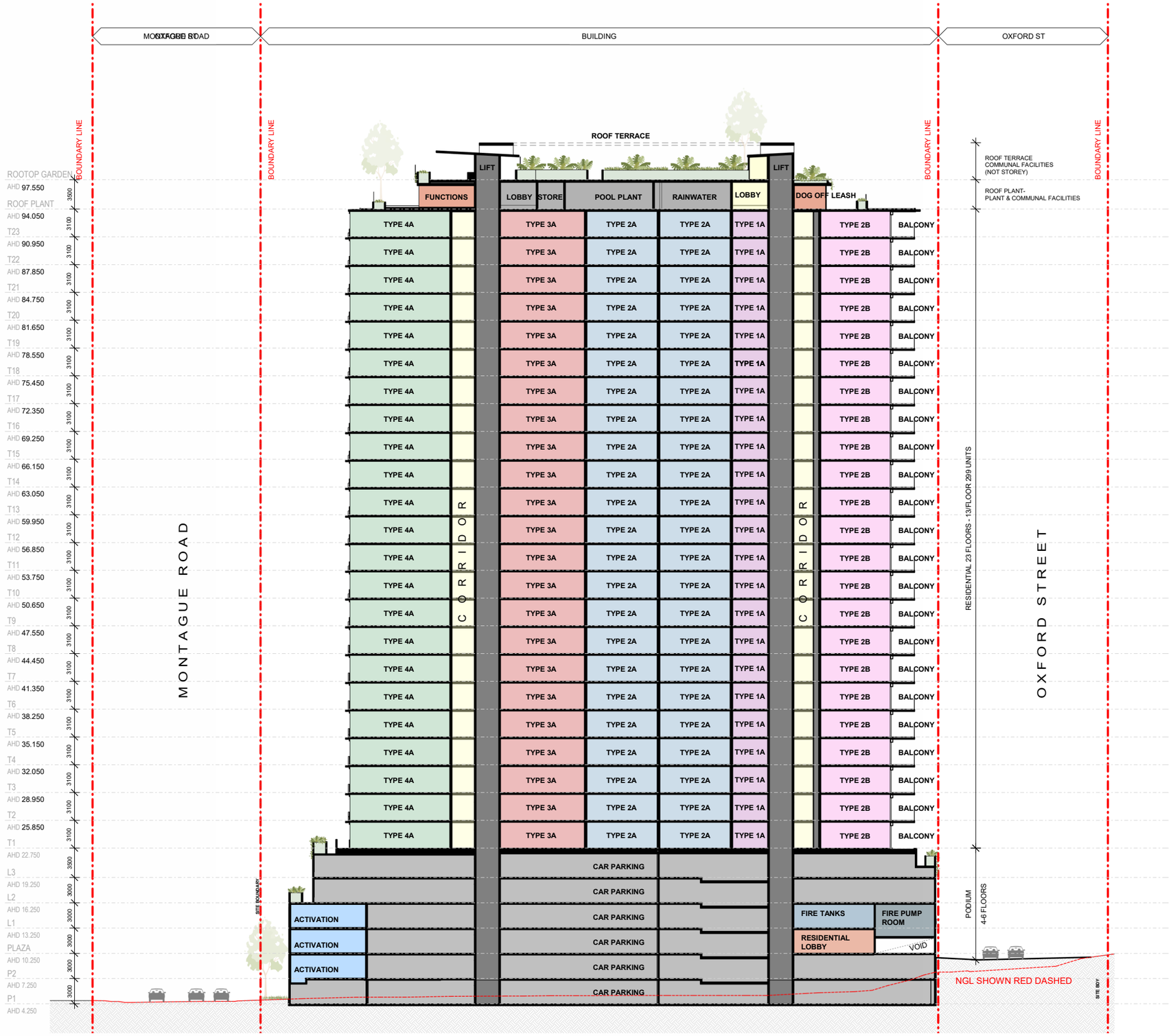

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

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Client

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108 MONTAGUE ROAD

DRAWING TITLE

OVERALL SECTIONS - LONGITUDINAL SECTION A-A

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DISC	PHASE	DWG NO	REVISION
AR	DA	400	A

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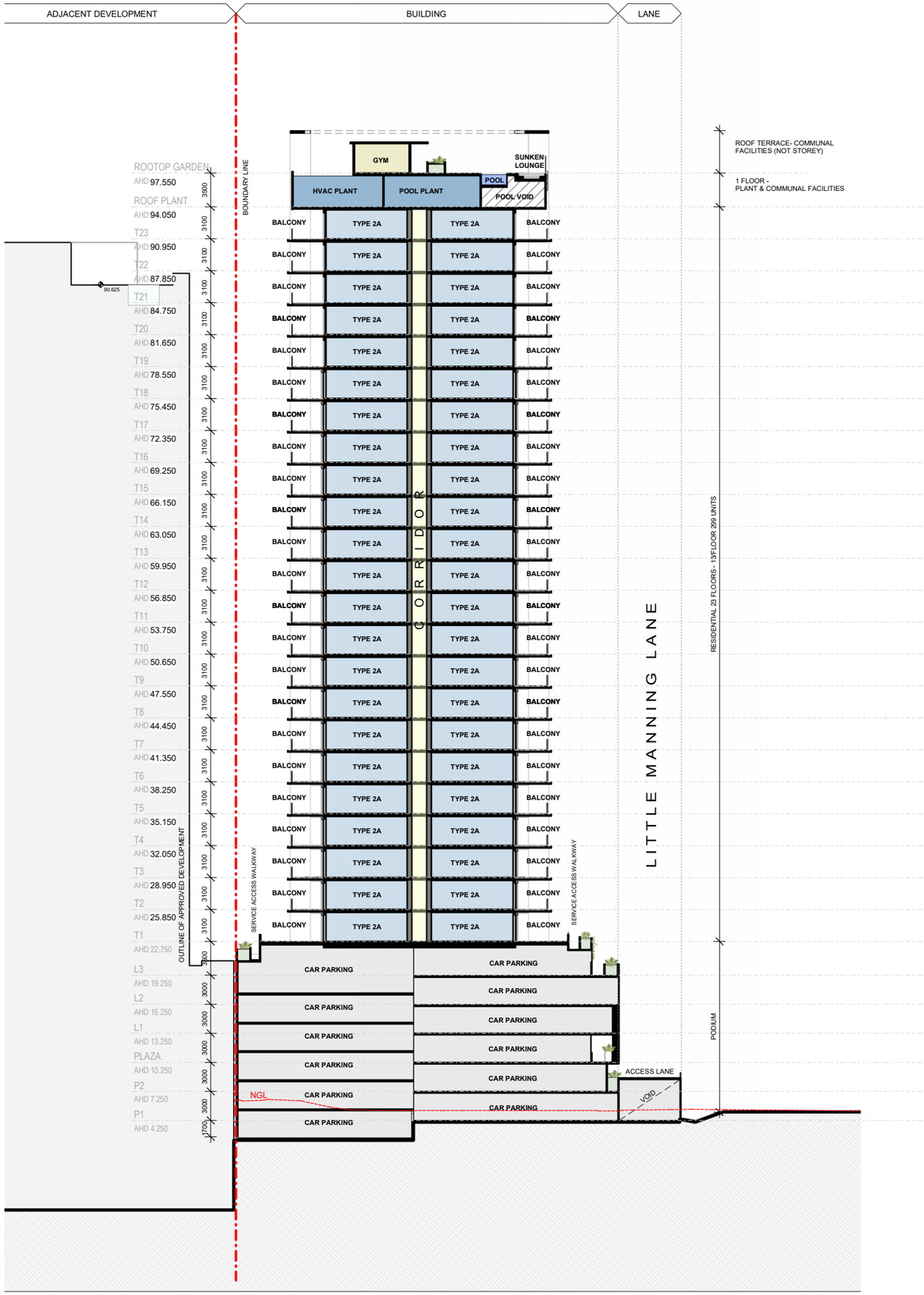

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

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108 MONTAGUE ROAD

DRAWING TITLE

OVERALL SECTIONS - CROSS SECTION B-B

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DATE PRINTED	5/06/2026 4:31:01 PM

DISC	PHASE	DWG NO	REVISION
AR	DA	401	A

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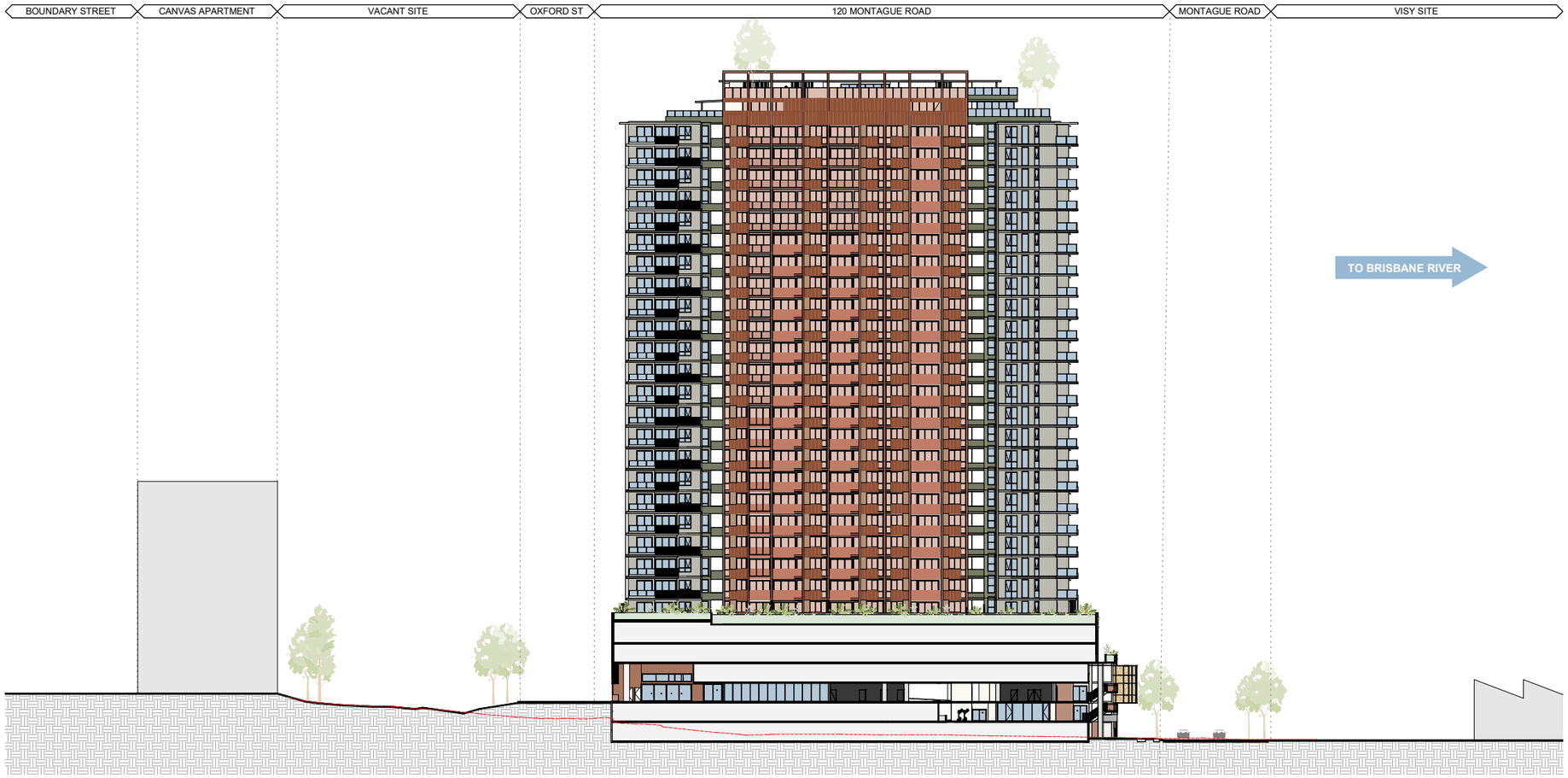

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

Client

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108 MONTAGUE ROAD

DRAWING TITLE

OVERALL SITE SECTION - LONGITUDINAL

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DISC	PHASE	DWG NO	REVISION
AR	DA	410	A

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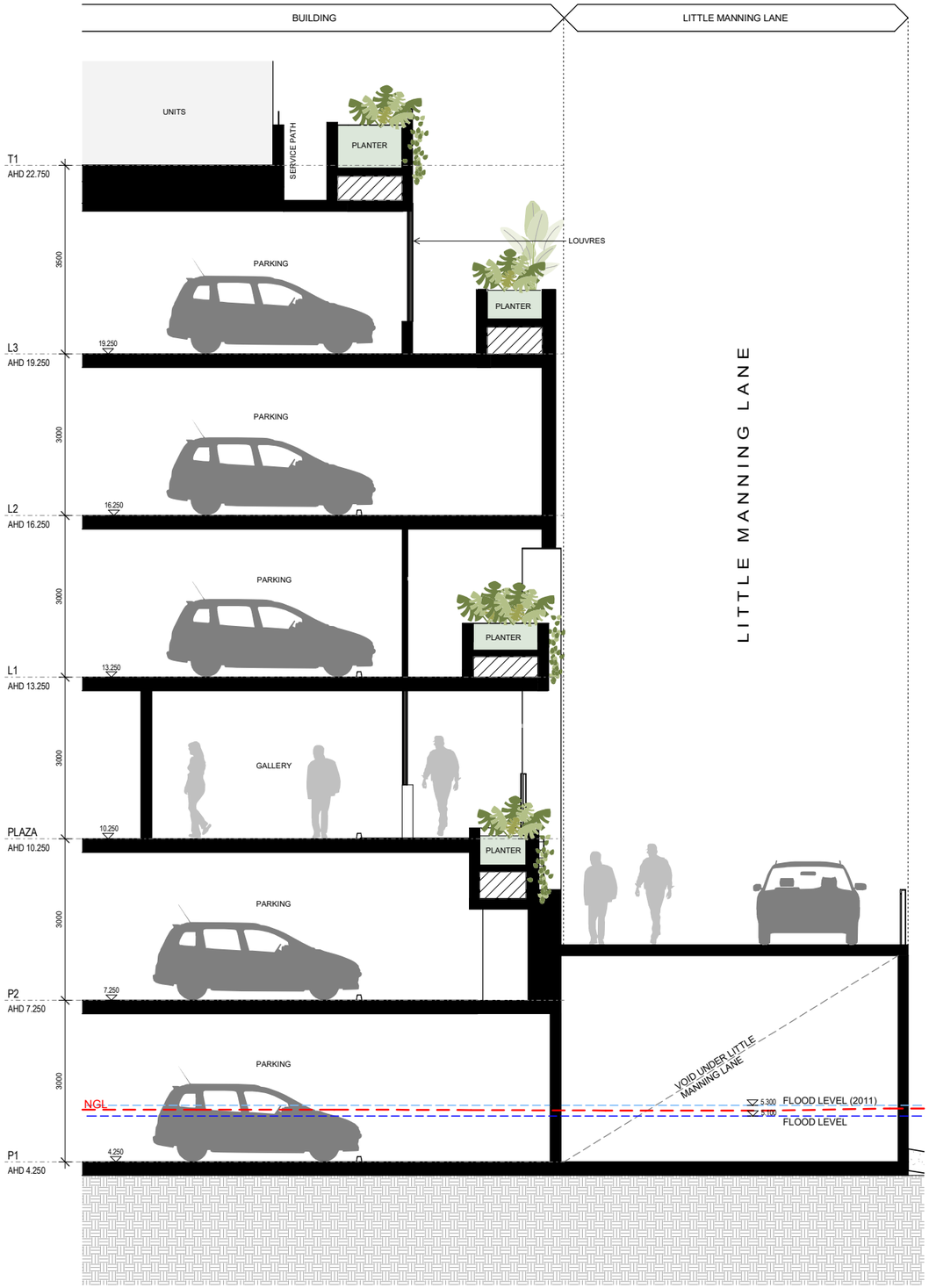
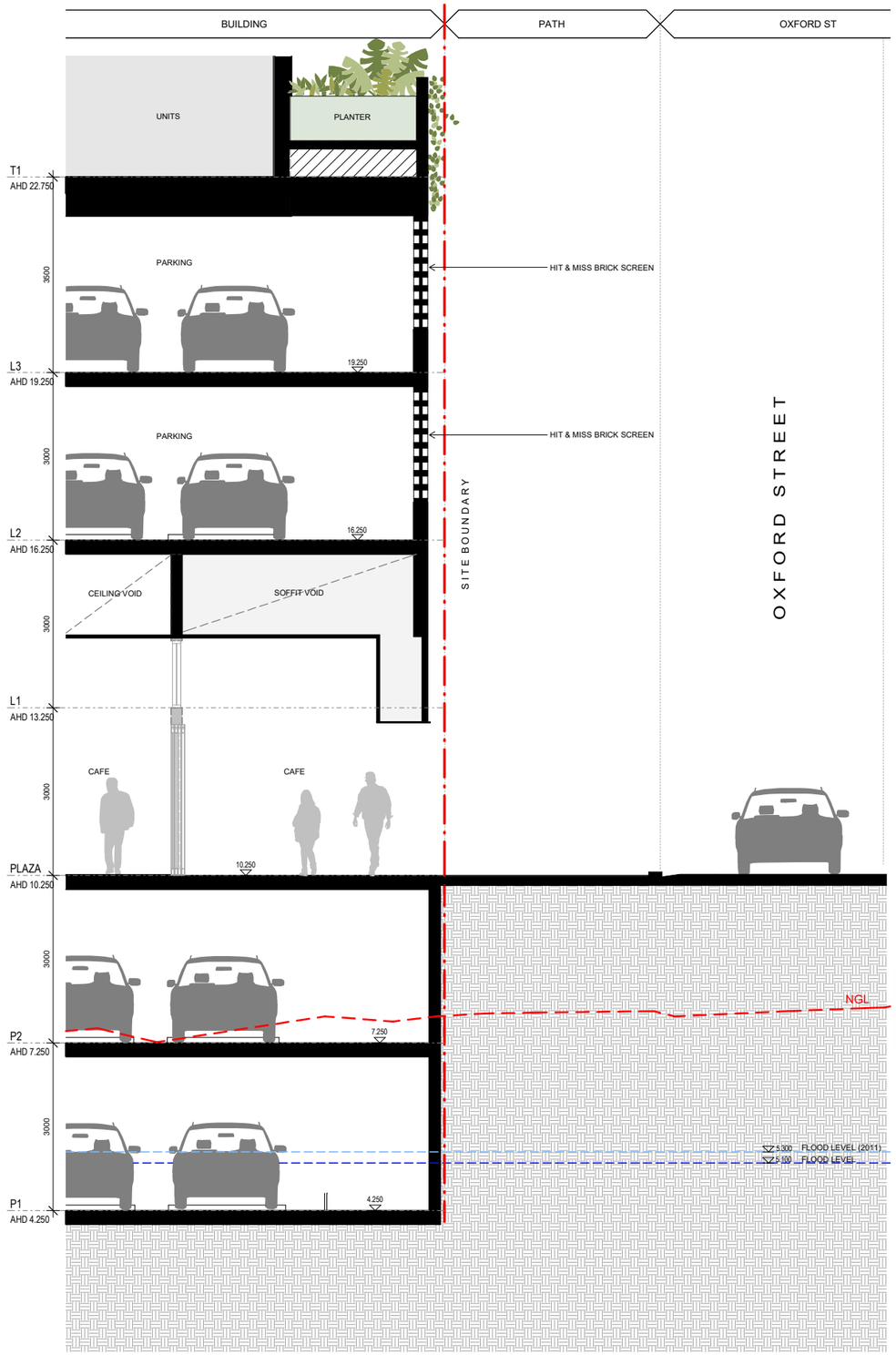


1 DETAIL FACADE SECTION - GALLERY



2 DETAIL FACADE SECTION- CAFE

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A	JD	FOR DA LODGEMENT	05.06.26

PLANNING APPROVAL

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108 MONTAGUE ROAD

DRAWING TITLE
FACADE DETAILS - OXFORD STREET AND LITTLE MANNING

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AR	DA	901	A

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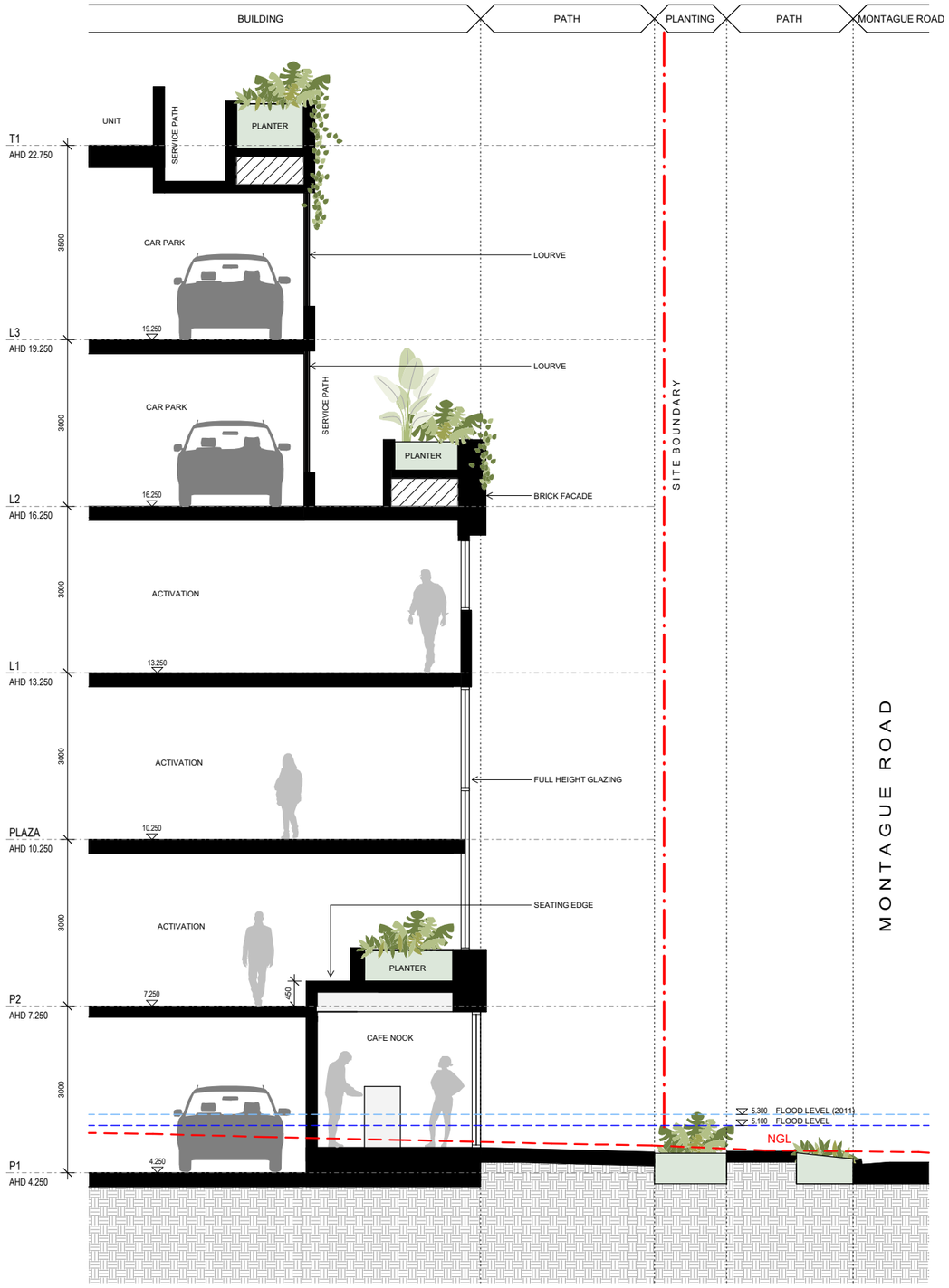

DETAIL FACADE SECTION - MONTAGUE ROAD ACTIVATION 01

1

DETAIL FACADE SECTION- MONTAGUE ROAD ACTIVATION 02

2

Rev	Initial	Description	Date
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PLANNING APPROVAL

Client

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108 MONTAGUE ROAD

DRAWING TITLE

FACADE DETAILS - MONTAGUE ROAD - SHEET 1

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AR	DA	902	A

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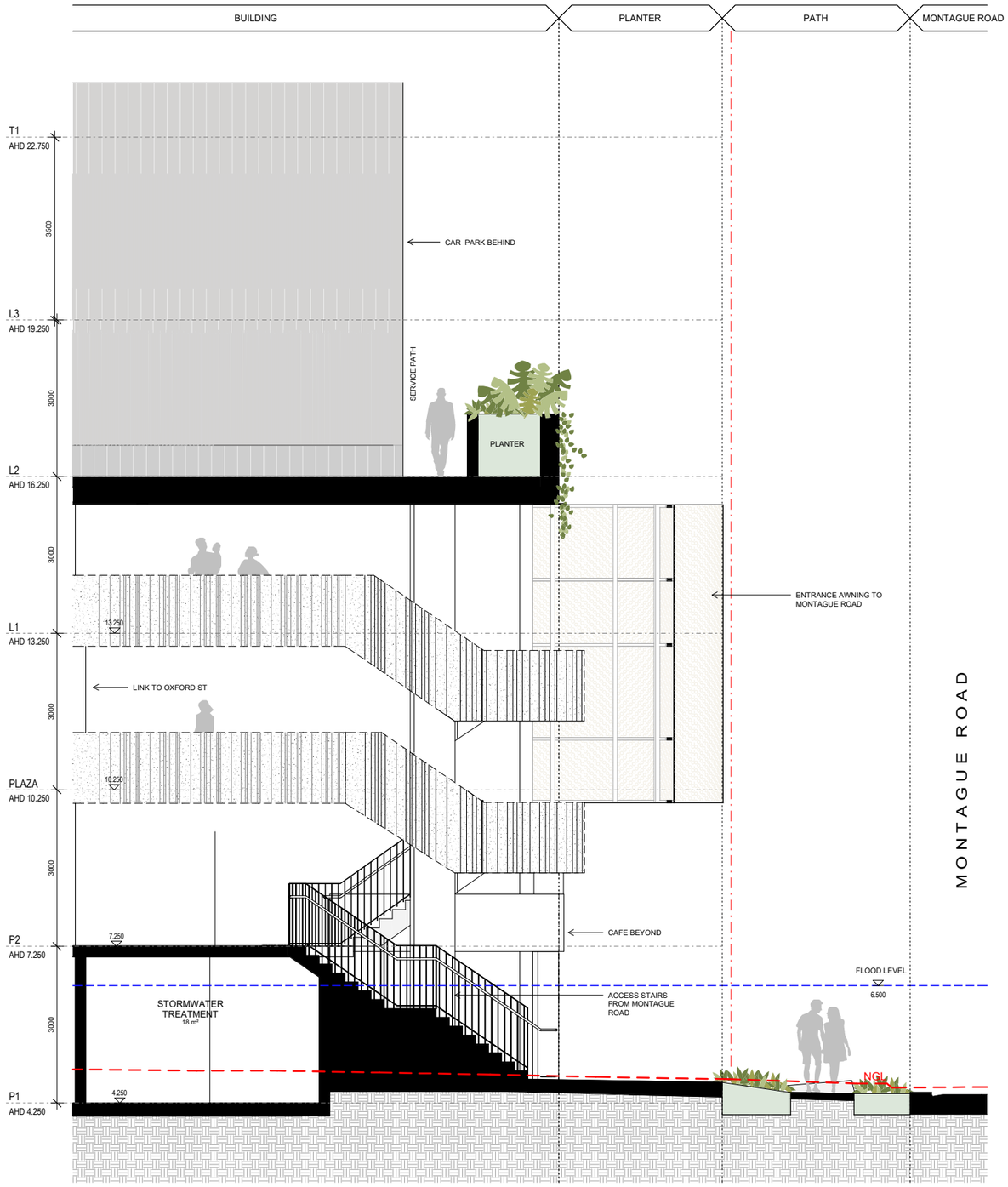

1 DETAIL FACADE SECTION - MONTAGUE ROAD SCREEN

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A	JD	FOR DA LODGEMENT	05.06.26

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108 MONTAGUE ROAD

DRAWING TITLE

FACADE DETAILS - MONTAGUE ROAD - SHEET 2

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AR	DA	903	A

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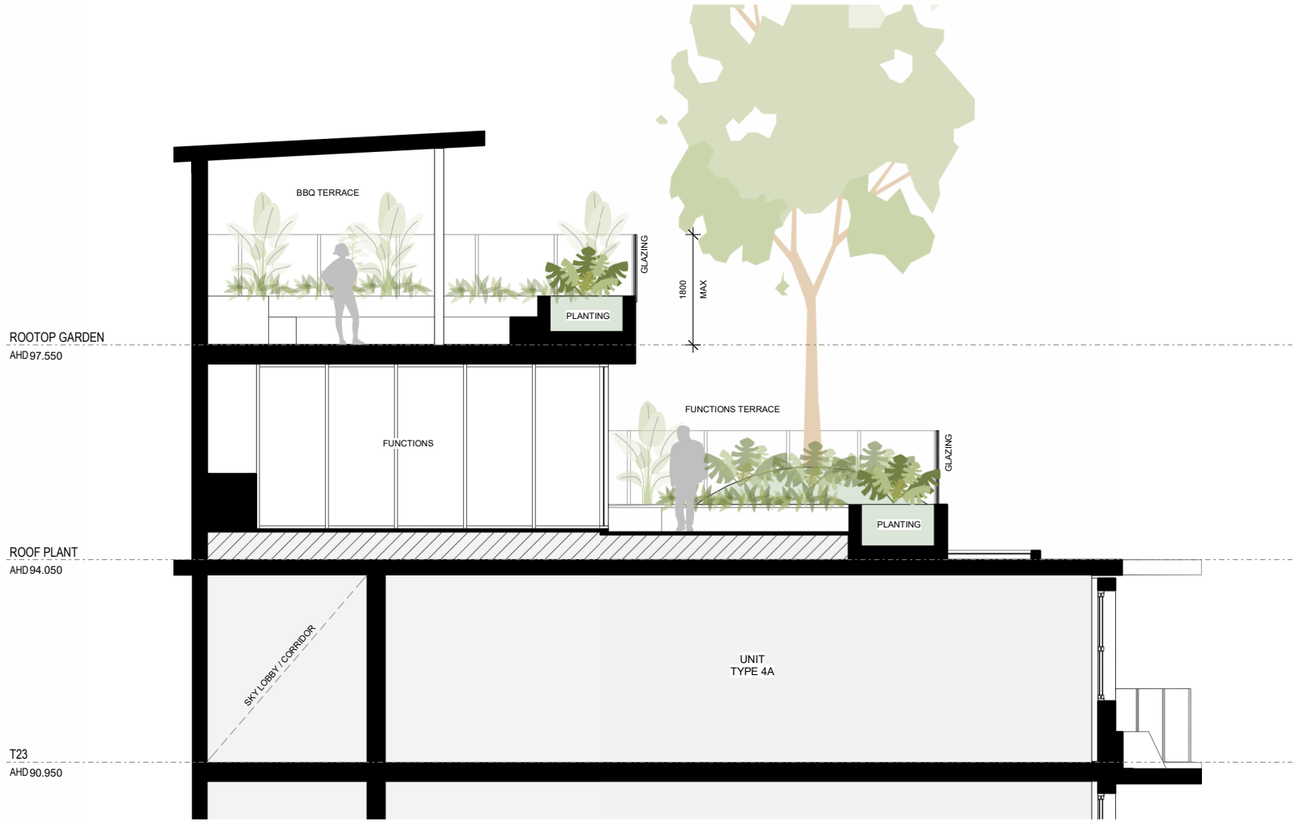
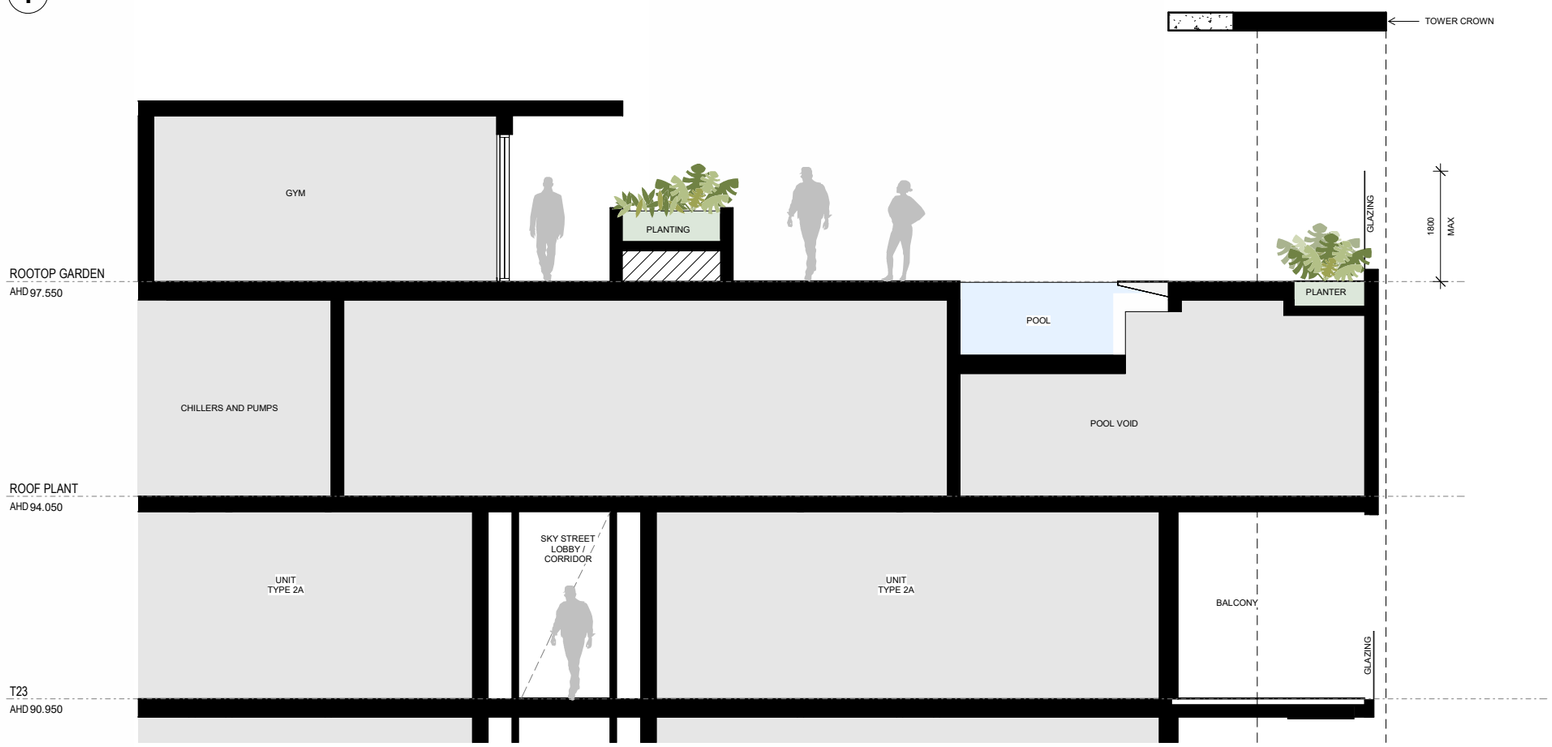


1 ROOFTOP AMENITIES - FUNCTIONS & BBQ TCE



2 ROOFTOP AMENITIES - GYM AND POOL

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

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108 MONTAGUE ROAD

DRAWING TITLE

FACADE DETAILS - ROOFTOP

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DATE PRINTED	5/06/2026 4:31:25 PM

DISC	PHASE	DWG NO	REVISION
AR	DA	904	A

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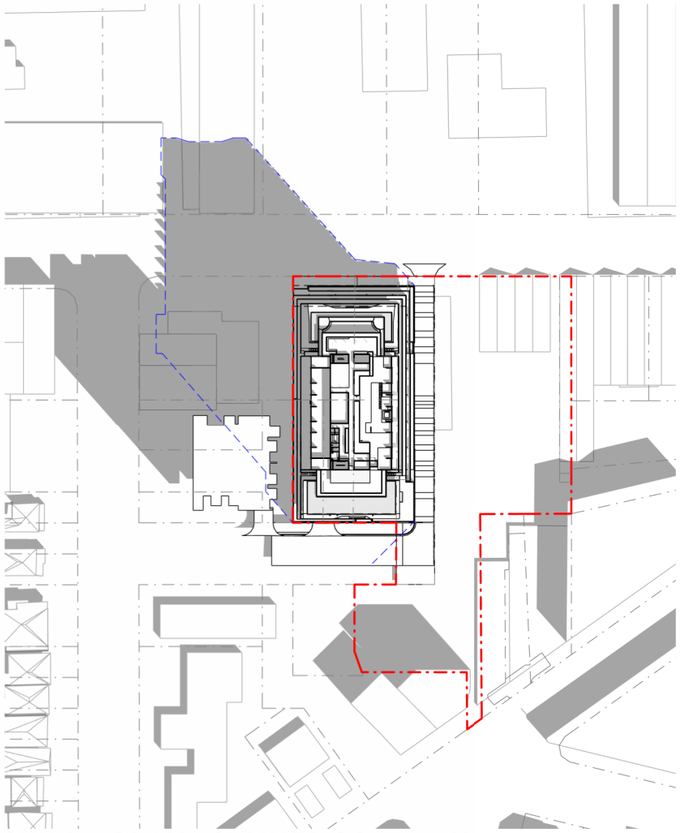
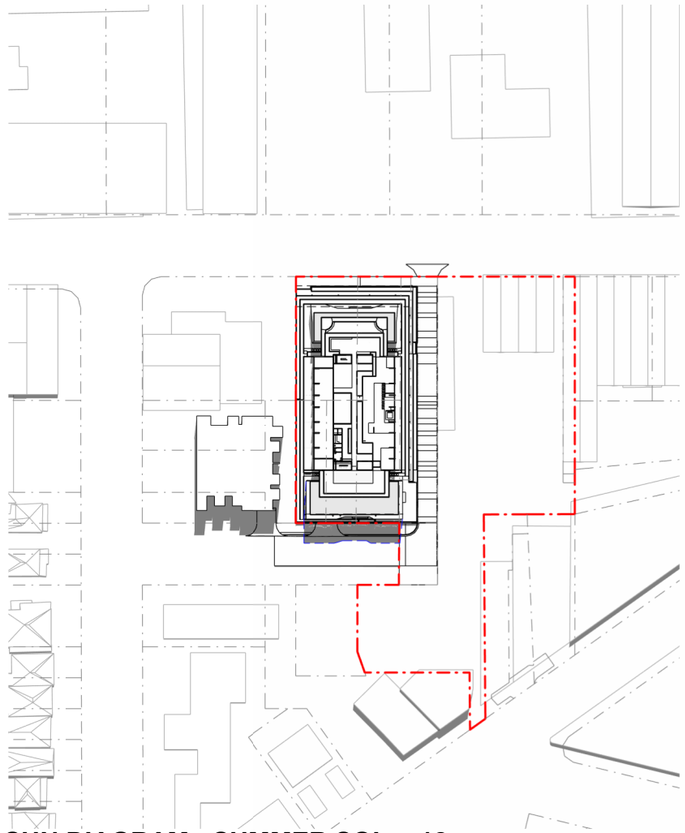
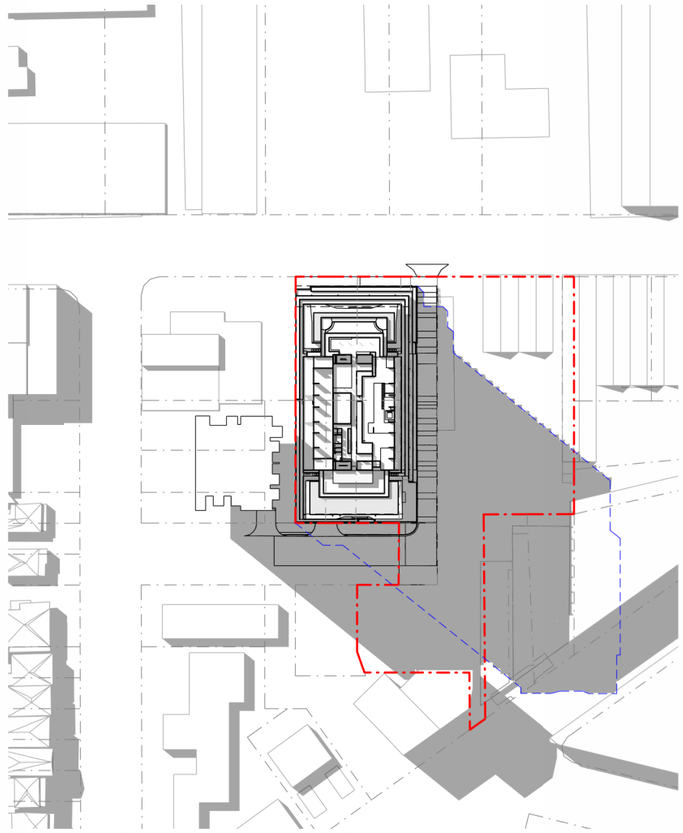


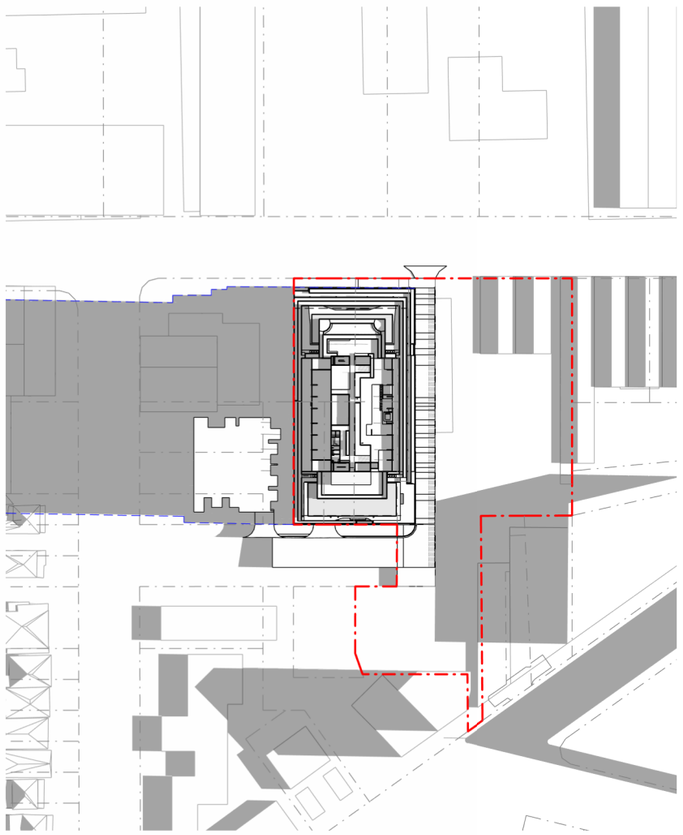
SUN DIAGRAM - SUMMER SOL. - 9AM



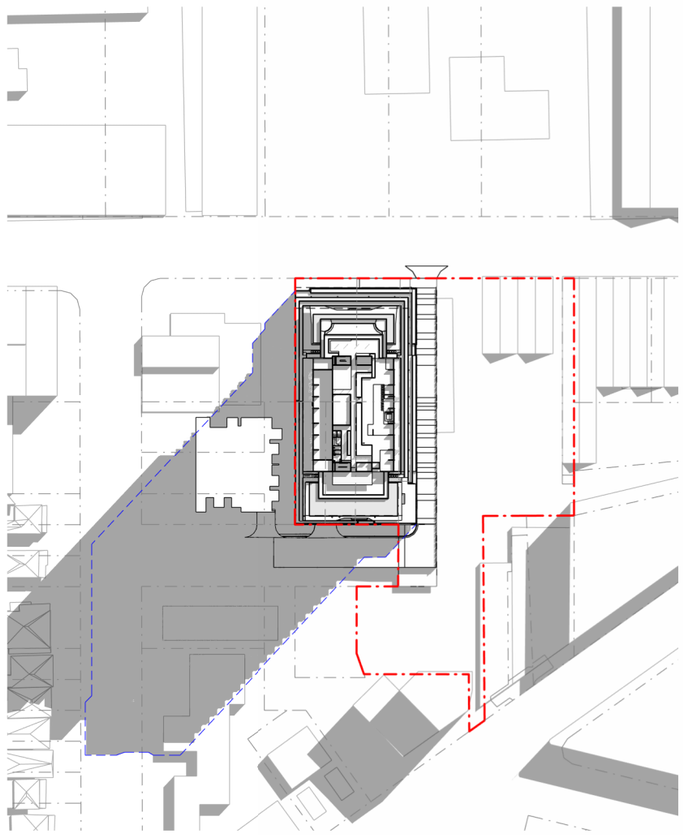
SUN DIAGRAM - SUMMER SOL. - 12pm



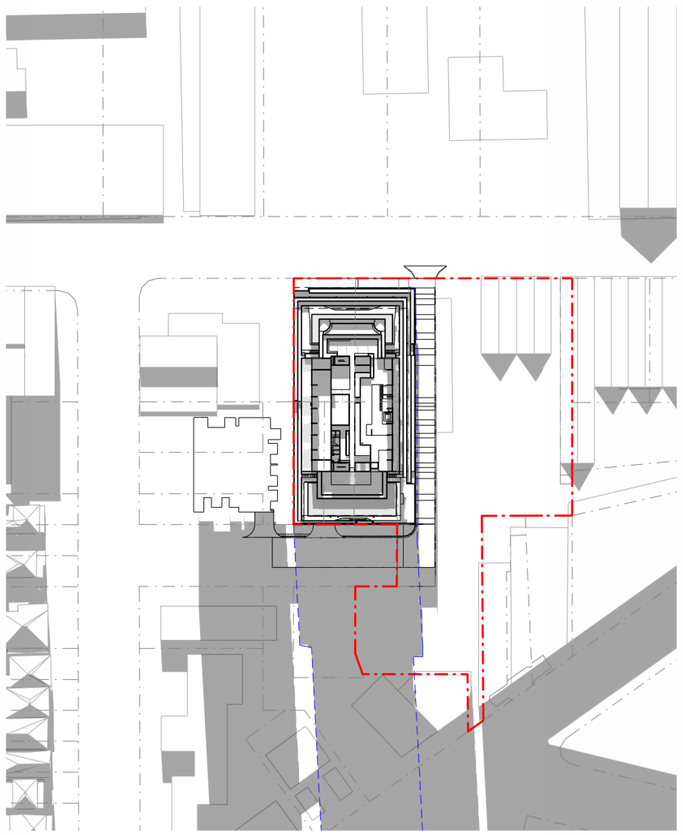
SUN DIAGRAM - SUMMER SOL. - 3pm



SUN DIAGRAM - WINTER SOL. - 9am



SUN DIAGRAM - WINTER SOL. - 12pm



SUN DIAGRAM - WINTER SOL. - 3pm

Rev	Initial	Description	Date
A	JD	FOR DA LODGEMENT	05.06.26

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Client

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Level 3, 199 George Street Brisbane QLD 4000
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108 MONTAGUE ROAD

DRAWING TITLE

SUN DIAGRAMS

DRAWN BY	JD
CHECKED	DC
DATE PRINTED	5/06/2026 4:43:39 PM

DISC	PHASE	DWG NO	REVISION
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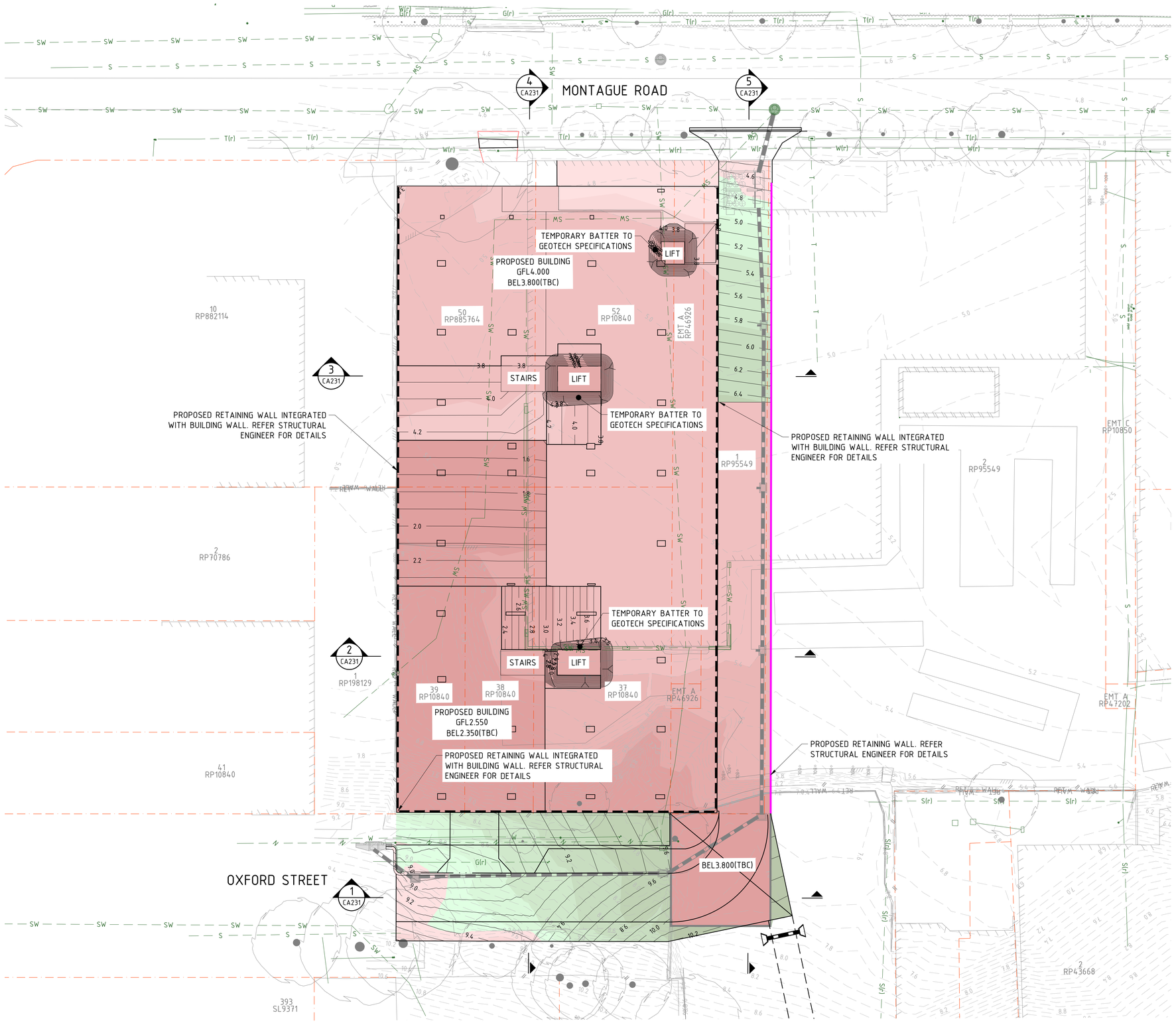
APPENDIX C: ENGINEERING DRAWINGS

PROPOSED | EXISTING

- PROPERTY BOUNDARY
- MINOR CONTOUR (11.1)
- MAJOR CONTOUR (11.1)
- BUILDING
- CONCRETE
- BATTER TOP
- BATTER TOE
- SWALE
- BUILDING WALL (INT — WALL)
- STORMWATER (SW)
- WATER (W)
- SEWER (S)
- GAS (G)
- TELECOMMUNICATIONS (T)
- ELECTRICAL (E)
- ELECTRICAL OVERHEAD

DEPTH RANGE LEGEND

CUT	FILL
0.00m – 0.25m	
0.25m – 0.50m	
0.50m – 1.00m	
1.00m – 1.50m	
1.50m – 2.00m	
2.00m – 3.00m	
> 3.00m	



EARTHWORKS VOLUMES

100mm STRIP (NOM.) = 442m³
CUT = 7,425m³
FILL = 625m³
NOTE:

- EARTHWORK VOLUMES HAVE BEEN CALCULATED BETWEEN STRIPPED SURFACE AND DESIGN SURFACE MINUS 200mm.
- EARTHWORKS CONTOURS SHOWN ARE 200mm BELOW DESIGN SURFACE.
- EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS & TANKS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.

RPEQ NAME

RPEQ No. DATE

SIGNATURE

WARNING

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0 5 10
SCALE 1:250 @A1

Rev	Date	Description	By	Chk
P02	08.06.26	PRELIMINARY ISSUE	KW	
P01	01.06.26	PRELIMINARY DRAFT ISSUE	KW	

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108 MONTAGUE RD, SOUTH BRISBANE QLD

Client
STOCKWELL

Designed	Drawn	Checked
KW	KW	

Drawing Title
BULK EARTHWORKS PLAN

Project No. **AU251292**

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No. **CA201**

Revision **P02**

SURFACE LEGEND

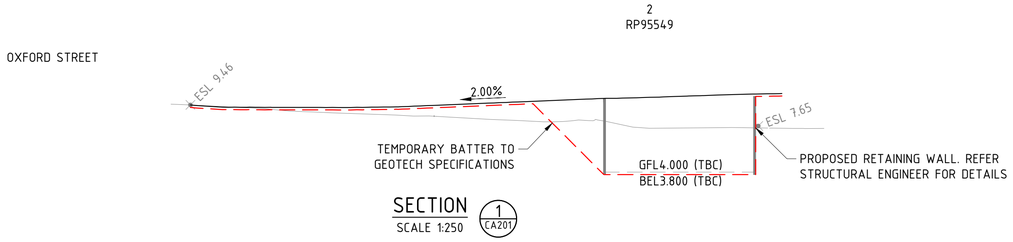
- NATURAL SURFACE
- INDICATIVE NATURAL SURFACE
- DESIGN SURFACE
- BULK EARTHWORKS SURFACE
- ESL 22.22 EXISTING SURFACE LEVEL

NOTE

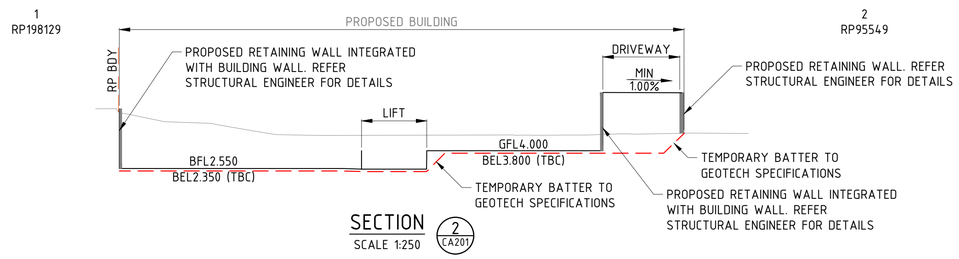
ANY UNSUITABLE MATERIAL AND/OR UNCONTROLLED FILL ENCOUNTERED IS TO BE TREATED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

ALL TEMPORARY BATTERS ARE SHOWN INDICATIVELY AND MUST BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S SPECIFICATIONS.

EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.



SECTION 1 / CA201
SCALE 1:250



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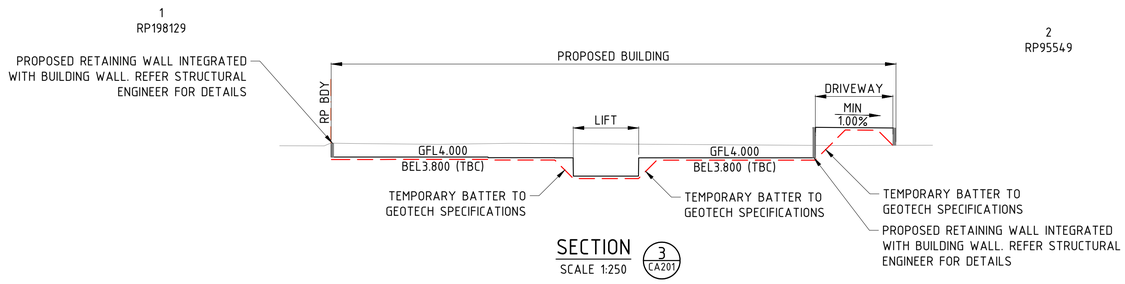

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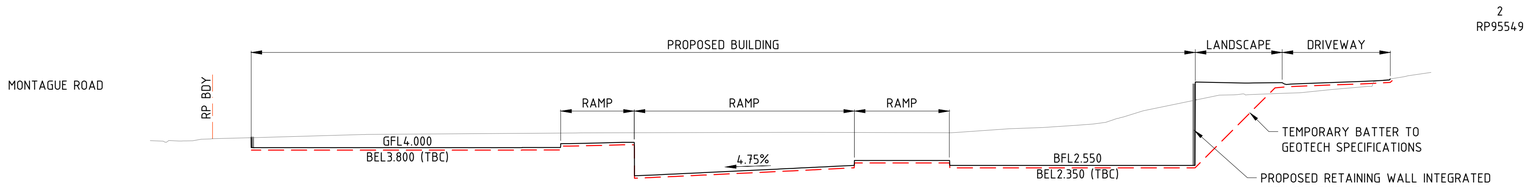

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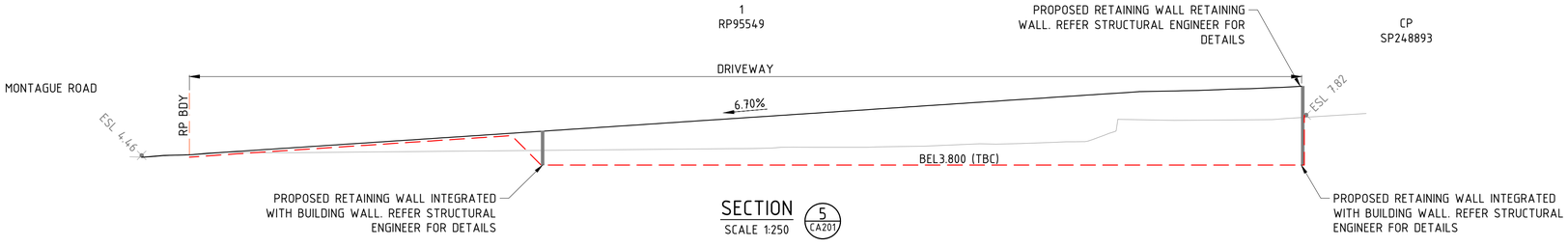

SECTION 5 / CA201
SCALE 1:250

RPEQ NAME

RPEQ No. DATE

SIGNATURE

WARNING

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SCALE 1:250 @A1

Rev	Date	Description	By	Chk
P02	08.06.26	PRELIMINARY ISSUE	KW	
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108 MONTAGUE RD, SOUTH BRISBANE QLD

Client
STOCKWELL

Designed **KW** Drawn **KW** Checked

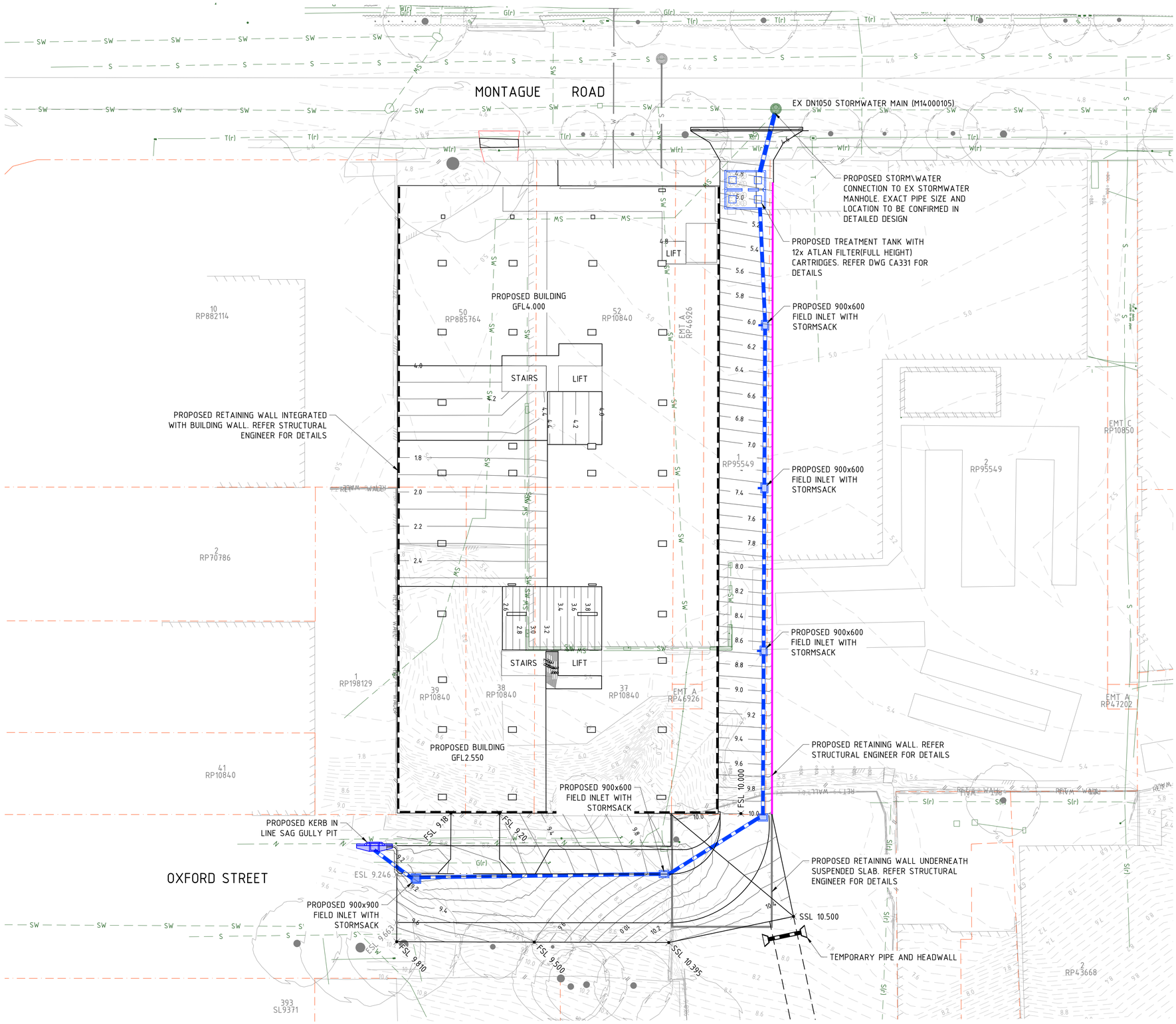
Drawing Title
BULK EARTHWORKS SECTIONS

Project No. **AU251292**

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No. **CA231** Revision **P02**

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		MINOR CONTOUR
11.1	11.1	MAJOR CONTOUR
		BUILDING
		BARRIER KERB & CHANNEL
		BARRIER KERB
		CONCRETE
		EDGE OF BITUMEN
		BATTER TOP
		BATTER TOE
	INT WALL	BUILDING WALL
	SW	STORMWATER
W	W	WATER
S	S	SEWER
	G	GAS
	T	TELECOMMUNICATIONS
	E	ELECTRICAL
		ELECTRICAL OVERHEAD
FSL 22.22		FINISHED SURFACE LEVEL
FFL 22.22		FINISHED FLOOR LEVEL
SSL 22.22		SUSPENDED SURFACE LEVEL
ESL 22.22		EXISTING SURFACE LEVEL



RPEQ NAME

RPEQ No. DATE

SIGNATURE

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Client
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Designed	Drawn	Checked
KW	KW	

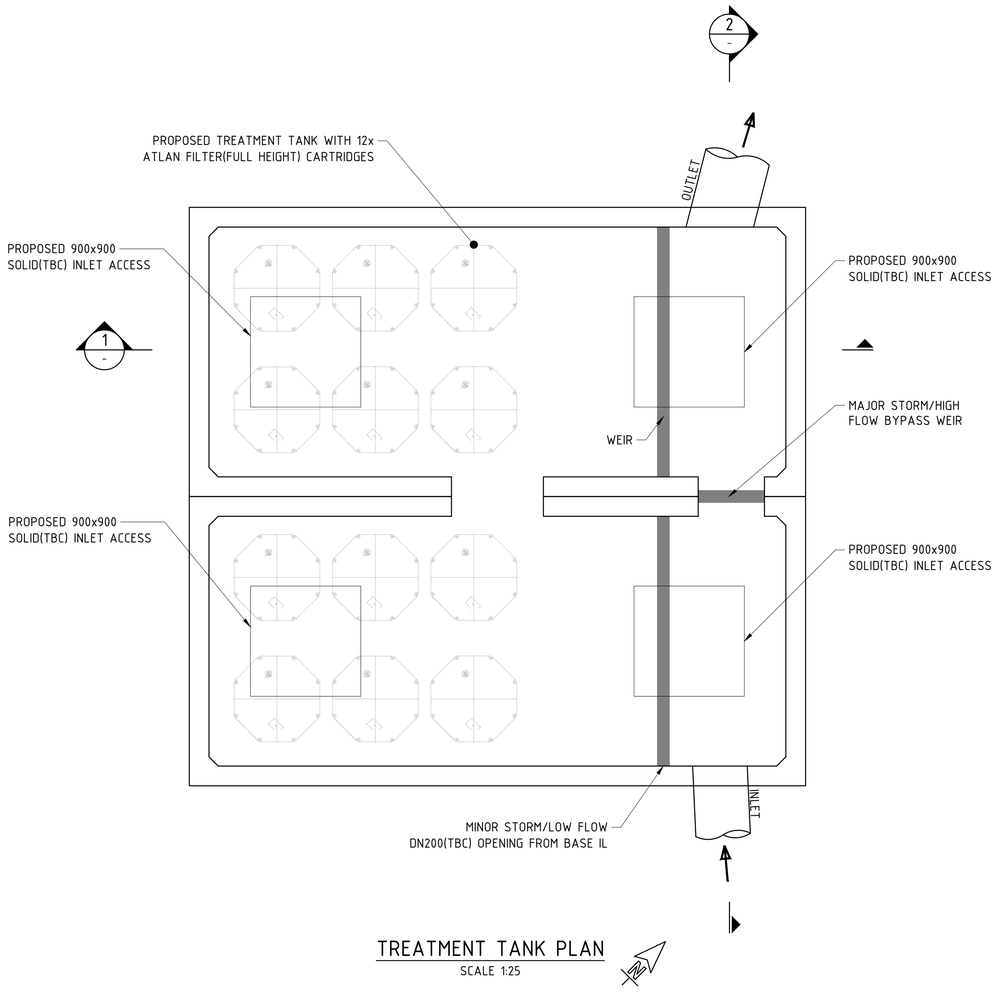
Drawing Title
STORMWATER & SITE GRADING PLAN

Project No. **AU251292**

PRELIMINARY
NOT FOR CONSTRUCTION

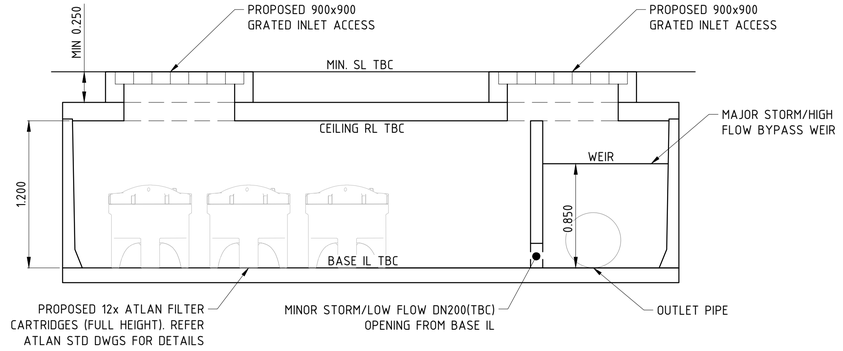
Drawing No. **CA301**

Revision **P02**



TREATMENT TANK PLAN

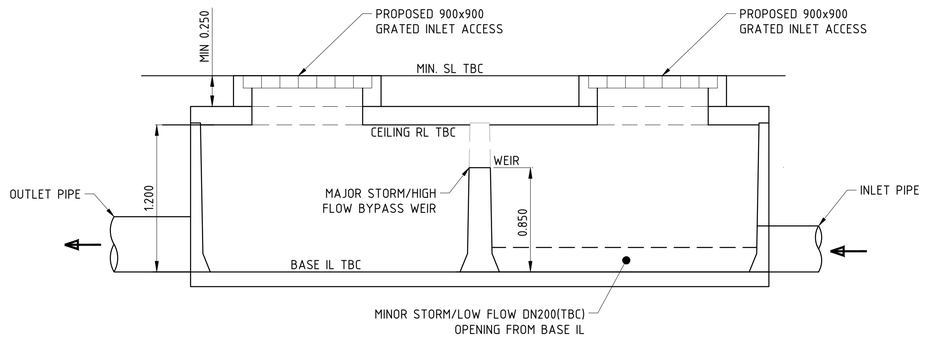
SCALE 1:25



TREATMENT TANK SECTION

SCALE 1:25

1



TREATMENT TANK SECTION

SCALE 1:25

2

RPEQ NAME

RPEQ No. DATE

SIGNATURE

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Rev	Date	Description	By	Chk
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Client
STOCKWELL

Designed **KW** Drawn **KW** Checked

Drawing Title
STORMWATER DETAILS

Project No. **AU251292**

PRELIMINARY
NOT FOR CONSTRUCTION

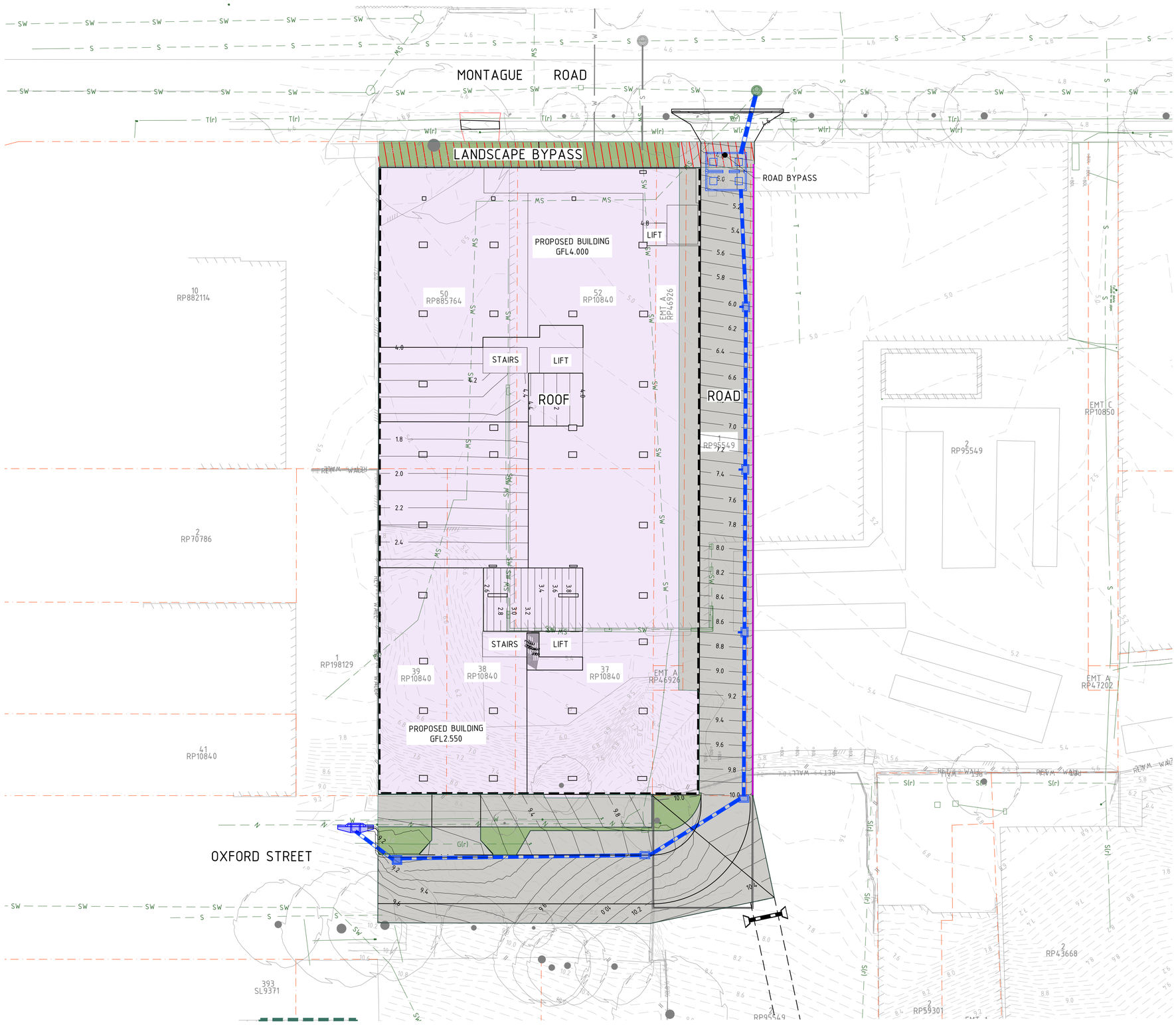
Drawing No. **CA331** Revision **P02**

PROPOSED EXISTING

PROPERTY BOUNDARY
MINOR CONTOUR
MAJOR CONTOUR
BUILDING
STORMWATER
CATCHMENT

MUSIC CATCHMENT TABLE

LEGEND	AREA (m^2)	SITE	DESCRIPTION	TOTAL AREA (m^2)	PERCENT IMPERVIOUS
	2879	DEVELOPMENT SITE	ROOF	4284	100%
	67		LANDSCAPE		0%
	1338		ROAD		100%
	113		LANDSCAPE BYPASS	113	50%
	29		ROAD BYPASS	29	100%
			TOTAL :	4426	97%



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SCALE 1:250 @A1

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Client
STOCKWELL

Designed KW | Drawn KW | Checked

Drawing Title
MUSIC CATCHMENT PLAN

Project No. **AU251292**

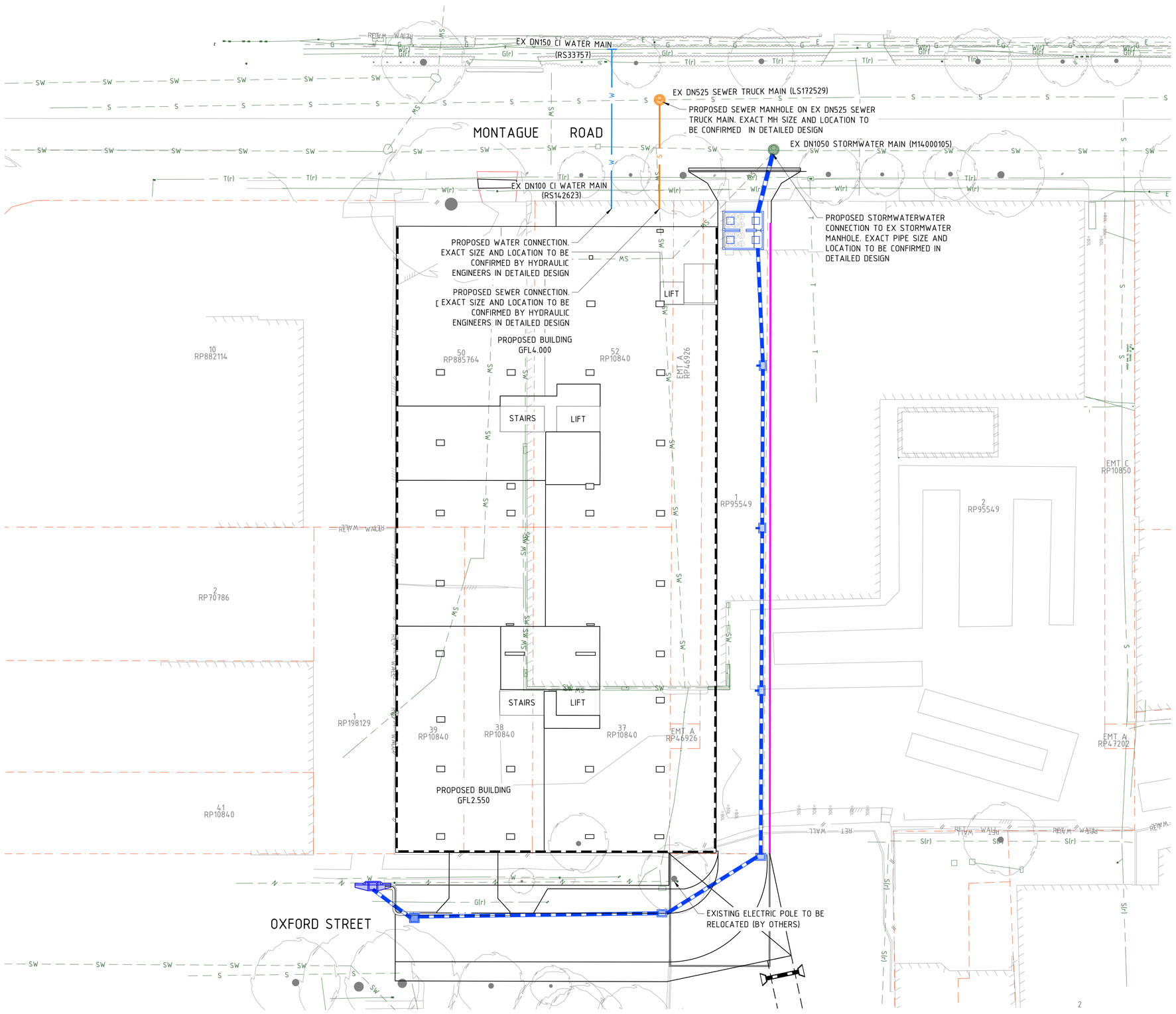
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No. **CA392** | Revision **P02**

PROPOSED

EXISTING

- PROPERTY BOUNDARY
- BUILDING
- BARRIER KERB & CHANNEL
- BARRIER KERB
- CONCRETE
- EDGE OF BITUMEN
- BUILDING WALL
- STORMWATER
- WATER
- SEWER
- SEWER RISING MAIN
- GAS
- TELECOMMUNICATIONS
- ELECTRICAL
- ELECTRICAL OVERHEAD



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Project Name
PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT
108 MONTAGUE RD, SOUTH BRISBANE QLD

Client
STOCKWELL

Designed: **KW** Drawn: **KW** Checked:

Drawing Title
SERVICES CONNECTION PLAN

Project No. **AU251292**

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No. **CA601** Revision **P02**

APPENDIX D: BCC CODE RESPONSES

9.4.3 Filling and excavation code

9.4.3.1 Application

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

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

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

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

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

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

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

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

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

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

9.4.3.2 Purpose

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

9.4.3.3 Performance outcomes and acceptable outcomes

Table 9.4.3.3.A—Performance outcomes and acceptable outcomes

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

	higher wall) is no less than 1m horizontally to incorporate planting areas. **AO2.2** Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	
	AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy.	
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	**AO3** Development ensures that a rock anchor: a. is constructed in accordance with the standards in the Infrastructure design planning scheme policy; b. where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	TBC at Detailed Design
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	TBC at Detailed Design

	public utilities meets the standard design specifications of the responsible service authorities.	
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	**AO5** Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	TBC at Detailed Design
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	**AO6** Filling or excavation does not involve the construction of open drainage.	N/A. Development does not propose open drainage.
PO7 Development for filling or excavation: a. does not degrade water quality or adversely affect environmental values in receiving waters; b. ensures site sediment and erosion control standards are best practice.	**AO7.1** Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy. **AO7.2** Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	TBC at Detailed Design

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.	TBC at Detailed Design
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	TBC at Detailed Design
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.	TBC at Detailed Design
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	**AO11** Development does not involve: a. excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; b. filling with material containing a contaminant.	TBC at Detailed Design

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 and to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	**AO12.1** Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy. **AO12.2** Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy.	TBC at Detailed Design
	AO12.3 Development provides areas of pavement, turf 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.	
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.	N/A. Development does not propose canals or artificial waterways.

Table 9.4.3.3.B— Recommended intermittent vibration levels for cosmetic damage

Type of building	**Peak particle velocity (mm/s)**		
Reinforced or framed structures; industrial and heavy commercial buildings	50mm/s at 4Hz and above		
Unreinforced or light-framed structures; residential or light-commercial type buildings	Below 4Hz	4Hz to 15Hz	15Hz and above
	0.6mm/s	15mm/s at 4Hz increasing to 20mm/s at 15Hz	20mm/s at 15Hz increasing to

			50mm/s at 40Hz and above

Table 9.4.3.3.C— Recommended blasting vibration levels for human comfort

Type of building	Type of blasting operations	Peak component particle velocity (mm/s)
Residences, educational establishments and places of worship	Operation blasting longer than 12 months or more than 20 blasts	5mm/s for 95% blasts per year 10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Residences, educational establishments and places of worship	Operations lasting for less than 12 months or less than 20 blasts	10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Industry or commercial premises	All blasting	25 mm/s maximum unless agreement is reached with the occupier that a higher limit may apply. For sites containing equipment sensitive to vibration, the vibration should be kept below manufacturer's specifications or levels that do not adversely affect the equipment operation.

Table 9.4.3.3.D— Recommended levels for continuous and impulsive vibration acceleration (m/s^2) 1–80Hz for human comfort

Location	Assessment period(1)	Preferred values(3)		Maximum values(3)	
Continuous vibration		z-axis	x and y axes	z-axis	x and y axes
Critical areas(2)	Day or night	0.005 m/s^2	0.0036 m/s^2	0.01 m/s^2	0.0072 m/s^2
Residences	Day	0.01 m/s^2	0.0071 m/s^2	0.02 m/s^2	0.014 m/s^2
-	Night	0.007 m/s^2	0.005 m/s^2	0.014 m/s^2	0.01 m/s^2

Offices, educational establishments and places of worship	Day or night	0.02 m/s^2	0.014 m/s^2	0.04 m/s^2	0.028 m/s^2
Workshops	Day or night	0.04 m/s^2	0.029 m/s^2	0.08 m/s^2	0.058 m/s^2
Impulsive vibration					
Critical areas	Day or night	0.005 m/s^2	0.0036 m/s^2	0.01 m/s^2	0.0072 m/s^2
Residences	Day	0.3 m/s^2	0.21 m/s^2	0.6 m/s^2	0.42 m/s^2
-	Night	0.1 m/s^2	0.071 m/s^2	0.2 m/s^2	0.14 m/s^2
Offices, educational establishments and places of worship	Day or night	0.64 m/s^2	0.46 m/s^2	1.28 m/s^2	0.92 m/s^2
Workshops	Day or night	0.64 m/s^2	0.46 m/s^2	1.28 m/s^2	0.92 m/s^2

Note—

(1) Day is 7am to 10pm and night is 10pm to 7am.

(2) Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring.

(3) Situations exist where vibration above the preferred values can be acceptable, particularly for temporary or short-term events. Further guidance is given in the Noise impact assessment planning scheme policy.

Table 9.4.3.3.E— Recommended vibration dose values for intermittent vibration ($m/s^{1.75}$) for human comfort

Location	**Daytime(1)**		**Night time(1)**	
	Preferred value	**Maximum value**	**Preferred value(3)**	**Maximum value(3)**
Critical areas(2)	0.1 $m/s^{1.75}$	0.2 $m/s^{1.75}$	0.1 $m/s^{1.75}$	0.2 $m/s^{1.75}$
Residences	0.2 $m/s^{1.75}$	0.4 $m/s^{1.75}$	0.13 $m/s^{1.75}$	0.26 $m/s^{1.75}$
Offices, educational establishments and places of worship	0.4 $m/s^{1.75}$	0.8 $m/s^{1.75}$	0.4 $m/s^{1.75}$	0.8 $m/s^{1.75}$

Workshops	0.8 $m/s^{1.75}$	1.6 $m/s^{1.75}$	0.8 $m/s^{1.75}$	1.6 $m/s^{1.75}$

Note—

(1) Day is 7am to 10pm and night is 10pm to 7am.

(2) Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring.

(3) Situations exist where vibration above the preferred values can be acceptable, particularly for temporary or short-term events. Further guidance is given in the Noise impact assessment planning scheme policy.

9.4.4 Infrastructure design code

9.4.4.1 Application

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

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

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

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

9.4.4.2 Purpose

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

9.4.4.3 Performance outcomes and acceptable outcomes

Table 9.4.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development provides roads, pavement, edging and landscaping which: a. are designed and constructed in accordance with the road hierarchy; b. provide for safe travel for pedestrians, cyclists and vehicles; c. provide access to properties for all modes; d. provide utilities; e. provide high levels of aesthetics and amenity, improved liveability and future growth; f. provide for the amelioration of noise and other pollution; g. provide a high-quality streetscape; h. provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO1** Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	TBC at Detailed Design
PO2 Development provides road pavement surfaces which: a. are well designed and constructed; b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access;	**AO2** Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	TBC at Detailed Design

d. allows for reasonable travel comfort.		
PO3 Development provides a pavement edge which is designed and constructed to: a. control vehicle movements by delineating the carriageway for all users; b. provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	**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.	TBC at Detailed Design
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.	TBC at Detailed Design
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.	N/A
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: a. an effective, high-quality paved roadway; b. an effective, high-quality roadway kerb and channel;	**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 Infrastructure design planning scheme policy:	TBC at Detailed Design

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.	a. concrete kerb and channel; b. forming and grading to verges; c. crossings over channels and verges; d. a constructed bikeway; e. a constructed verge or reconstruction of any damaged verge; f. construction of the carriageway; g. payment of costs for required alterations to public utility mains, services or installations; h. construction of and required alterations to public utility mains, services or installations; i. drainage works; j. installation of electrical conduits.	
PO7 Development provides both cycle and walking routes which: a. are located, designed and constructed to their network classification (where applicable); b. provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; c. provide safe and comfortable access to properties for pedestrians and cyclists; d. incorporate water sensitive urban design into stormwater drainage; e. provide for utilities; f. provide for a high level of aesthetics and amenity, improved liveability and future growth; g. are a low-maintenance asset with a minimal whole-of-life cost; h. minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**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.	TBC at Detailed Design

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. **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 the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	TBC at Detailed Design
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. **AO9.2** Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	TBC at Detailed Design
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	**AO10.1** Development provides public utilities and street lighting which are located and aligned to: a. avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; b. minimise earthworks; c. avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy. **AO10.2**	TBC at Detailed Design

	Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	
	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	**AO11** Development provides land with the following services to the standards of the approved supplier: a. electricity; b. telecommunications services; c. gas service where practicable.	TBC at Detailed Design
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	**AO12** Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a. the additional expense is unlikely to be prohibitive; or b. further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c. there is a clear gap in the telecommunications network; or d. there is a clear gap in the bandwidth available to the area. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	TBC at Detailed Design
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which:	**AO13** Development provides public art identified in a neighbourhood plan or park concept plan which is sited	TBC at Detailed Design

a. is provided commensurate with the status and scale of the proposed development; b. is sited and designed: i. as an integrated part of the project design; ii. as conceptually relevant to the context of the location; iii. to reflect and respond to the cultural values of the community; iv. to promote local character in a planned and informed manner.	and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	**AO14** Development provides public signage: a. at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; b. which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	TBC at Detailed Design
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	**AO15** Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	TBC at Detailed Design
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;	**AO16** Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	TBC at Detailed Design

iv. able to service expected demand; v. fit for purpose.		
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: a. safe movement of intended users; b. an attractive appearance appropriate to the general surroundings and any adjacent structures; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO17** Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	N/A
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.	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	N/A

Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: 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.	**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.	TBC at Detailed Design
If for development with a gross floor area greater than 1,000m^2		
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 accessibility and connectivity to the wider network are maintained.	TBC at Detailed Design
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at	**AO21.1** Development ensures that demolition and construction: a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays;	TBC at Detailed Design

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.	b. do not occur over periods greater than 6 months. **AO21.2** Development including construction and demolition does not release dust emissions beyond the boundary of the site. **AO21.3** Development construction and demolition does not involve asbestos-containing materials.	
PO22 Development ensures that: a. construction and demolition do not result in damage to surrounding property as a result of vibration; b. vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	TBC at Detailed Design
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. **AO23.2** Fire hydrants are identified by:	TBC at Detailed Design

	a. raised reflectorised pavement markers (RRPM) on sealed roads; 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.	Acceptable Outcome, refer to EDGE Consulting Engineers' Engineering Services Report.
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.	N/A
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26 Development is sited and designed to: a. avoid safety risks to people or property; 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.	**AO26** No acceptable outcome is prescribed.	N/A

Table 9.4.4.3.B—Recommended intermittent vibration levels for cosmetic damage

Type of building	**Peak particle velocity (mm/s)**		
Reinforced or framed structures; industrial and heavy commercial buildings	50mm/s at 4Hz and above		
Unreinforced or light-framed structures; residential or light commercial type buildings	Below 4Hz	4Hz to 15Hz	15Hz and above
	0.6mm/s	15mm/s at 4Hz increasing to 20mm/s at 15Hz	20mm/s at 15Hz increasing to 50mm/s at 40Hz and above

Table 9.4.4.3.C—Recommended blasting vibration levels for human comfort

Type of building	**Type of blasting operations**	**Peak component particle velocity (mm/s)**
Residences, educational establishments and places of worship	Operation blasting longer than 12 months or more than 20 blasts	5mm/s for 95% blasts per year 10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Residences, educational establishments and places of worship	Operation blasting longer than 12 months or more than 20 blasts	10mm/s maximum unless agreement is reached with the occupier that a higher limit may apply
Industry or commercial premises	All blasting	25mm/s maximum unless agreement is reached with the occupier that a higher limit may apply. For sites containing

		equipment sensitive to vibration, the vibration should be kept below manufacturer's specifications or levels that do not adversely affect the equipment operation.

Table 9.4.4.3.D—Recommended levels for continuous and impulsive vibration acceleration (m/s^2) 1–80Hz for human comfort

Location	**Assessment period(1)**	**Preferred values(3)**		**Maximum values(3)**	
Continuous vibration		z-axis	x and y axes	z-axis	x and y axes
Critical areas(2)	Day or night	0.005 m/s^2	0.0036 m/s^2	0.01 m/s^2	0.0072 m/s^2
Residences	Day	0.01 m/s^2	0.0071 m/s^2	0.02 m/s^2	0.014 m/s^2
-	Night	0.007 m/s^2	0.005 m/s^2	0.014 m/s^2	0.01 m/s^2
Offices, educational establishments and places of worship	Day or night	0.02 m/s^2	0.014 m/s^2	0.04 m/s^2	0.028 m/s^2
Workshops	Day or night	0.04 m/s^2	0.029 m/s^2	0.08 m/s^2	0.058 m/s^2
Impulsive vibration					
Critical areas	Day or night	0.005 m/s^2	0.0036 m/s^2	0.01 m/s^2	0.0072 m/s^2
Residences	Day	0.3 m/s^2	0.21 m/s^2	0.6 m/s^2	0.42 m/s^2
-	Night	0.1 m/s^2	0.071 m/s^2	0.2 m/s^2	0.14 m/s^2
Offices, educational establishments and places of worship	Day or night	0.64 m/s^2	0.46 m/s^2	1.28 m/s^2	0.92 m/s^2
Workshops	Day or night	0.64 m/s^2	0.46 m/s^2	1.28 m/s^2	0.92 m/s^2

Note—

(1) Day is 7am to 10pm and night is 10pm to 7am.

(2) Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring.

(3) Situations exist where vibration above the preferred values can be acceptable, particularly for temporary or short-term events. Further guidance is given in the Noise impact assessment planning scheme policy.

Table 9.4.4.3.E—Recommended vibration dose values for intermittent vibration ($m/s^{1.75}$) for human comfort

Location	**Daytime(1)**		**Night time(1)**	
	Preferred value	**Maximum value**	**Preferred value(3)**	**Maximum value(3)**
Critical areas(2)	0.1 $m/s^{1.75}$	0.2 $m/s^{1.75}$	0.1 $m/s^{1.75}$	0.2 $m/s^{1.75}$
Residences	0.2 $m/s^{1.75}$	0.4 $m/s^{1.75}$	0.13 $m/s^{1.75}$	0.26 $m/s^{1.75}$
Offices, educational establishments and places of worship	0.4 $m/s^{1.75}$	0.8 $m/s^{1.75}$	0.4 $m/s^{1.75}$	0.8 $m/s^{1.75}$
Workshops	0.8 $m/s^{1.75}$	1.6 $m/s^{1.75}$	0.8 $m/s^{1.75}$	1.6 $m/s^{1.75}$

Note—

(1) Day is 7am to 10pm and night is 10pm to 7am.

(2) Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring.

(3) Situations exist where vibration above the preferred values can be acceptable, particularly for temporary or short-term events. Further guidance is given in the Noise impact assessment planning scheme policy.

9.4.9 Stormwater code

9.4.9.1 Application

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

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

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

9.4.9.2 Purpose

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

9.4.9.3 Performance outcomes and acceptable outcomes

Table 9.4.9.3.A—Performance outcomes and acceptable outcomes

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

PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: a. minimise flooding; b. protect environmental values of receiving waters; c. maximise the use of water sensitive urban design; d. minimise safety risk to all persons; e. maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	**AO1** Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	**AO2.1** Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises. **AO2.2** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	**AO3.1** Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor. **AO3.2** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy. **AO3.3**	Acceptable Outcome, refer to EDGE Consulting Engineers' Engineering Services Report

	Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	**AO4.1** Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy. **AO4.2** Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan
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.	N/A
PO6 Development ensures that location and design of stormwater detention and water quality treatment: a. minimises risk to people and property; b. provides for safe access and maintenance; c. minimises ecological impacts to creeks and waterways.	**AO6.1** Development locates stormwater detention and water quality treatment: a. outside of a waterway corridor; b. offline to any catchment not contained within the development. **AO6.2** Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan

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.	Acceptable Outcome, refer to Flood Report
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained. **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.	N/A
	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.	
	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.	
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.	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan
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.	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b. safe management of stormwater discharge from existing and future up-slope development; c. implication for adjacent and down-slope development.	**AO11.1** Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge. **AO11.2** Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan
PO12 Development provides stormwater infrastructure which: a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. can be safely accessed and maintained cost effectively; c. ensures no structural damage to existing stormwater infrastructure.	**AO12.1** The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy. **AO12.2** Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan

PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: a. the environmental values and water quality objectives of waters; b. waterway hydrology; c. the maintenance and serviceability of stormwater infrastructure. Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.	**AO13** No acceptable outcome is prescribed.	TBC at Detailed Design
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.	TBC at Detailed Design
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.	TBC at Detailed Design
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 2,500m^2 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 2,500m^2 of land and will result in 6 or more lots; c. operational work for an urban purpose which involves disturbing greater than 2,500m^2 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 *Environmental Protection Act 1994*. 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.	TBC at Detailed Design
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.	TBC at Detailed Design
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; b. the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan;	**AO18** Development protects stormwater infrastructure in compliance with the following: a. for long term infrastructure for the stormwater network, the Long term infrastructure plans; b. for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan;	Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management 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.	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: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.	**AO19** No acceptable outcome is prescribed.	N/A

Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.		

Table 9.4.9.3.B—Categories of flood planning levels

Flooding type(1)	**Minimum design floor or pavement levels (m AHD)(2) (refer to Table 9.4.9.3.C for assignment of these categories)**				
	Category A	**Category B**	**Category C**	**Category D**	**Category E**
Waterway(A) or open channel	1% AEP flood level + 500mm	1% AEP flood level + 300mm	1% AEP flood level	1% AEP flood level	5% AEP flood level
Overland flow flooding(B)	2% AEP flood level +500mm	2% AEP flood level +300mm	2% AEP flood level	2% AEP flood level	5% AEP flood level

Notes—

(1) Where the site is subject to more than one type of flooding that is overland flow flooding, creek or waterway flooding or river flooding, the minimum flood immunity level is the highest level determined from these sources.

(2) Where flood levels are not available from Council's Floodwise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note (A) A waterway, including any indicated on the planning scheme maps, is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks, typically with a catchment area greater than 30ha.

Note (B) Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 5% is the equivalent of a 20 year ARI flood event.

Note—The flood immunity level in some older inner-city areas is often controlled by local ponding.

Table 9.4.9.3.C—Flood planning level categories for development types

BCA building classification(1)	**Development types and design levels, assigned design floor or pavement levels**	**Category Refer to Table 8.2.11.3.L**

Class 1–4	Habitable room	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services(2) control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport(4), unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services(2) of a Class 2 or Class 3 building only	Category A(6)
	Basement parking entry(3)	Category C + 300mm
Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft(3)	Category C
	Carport(4) or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry(3)	Category C
	Essential electrical services(2)	Class 8 – Category C(6) Class 5 & 6 – Category A(6)
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services(2)	Category C

Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a residential care facility	0.2% AEP flood
	Garage or car park located in the building undercroft(3)	Category C
	Carport(4) or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Essential electrical services(2)	Category A
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed(5) or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood immunity standard does not apply

Notes—

(1) Refer to the Building Code of Australia for definitions of building classifications.

(2) Essential services include any room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high-voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high-voltage cables and lift controls.

(3) Basement car parks must be suitably waterproofed and all air vents, air-conditioning ducts, pedestrian access and entry and exit ramps at the car park entrance have flood immunity in accordance with this table.

(4) A shelter for a motor vehicle, which has a roof and one or more open sides, and which can be built against the side of a building.

(5) A slight or rough structure built for shelter and storage; or a large strongly built structure, often open at the sides or end.

(6) Where essential services are proposed in a basement below the specified flood planning level, the flood immunity of all air vents, air-conditioning ducts, pedestrian access, lift shafts and entry/exit ramps at the basement entrance and any other openings into that basement must conform to Category A for Residential development, and the relevant basement entry level of all other uses. This will require a waterproof basement design to prevent floodwaters entering the basement to ensure flood immunity.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—Where a building has a combination of uses that includes a component of class 2, 3 or 9, the essential services for that building shall comply with the requirements of the building class with the greatest flood immunity requirement.

Note—Use classes for residential development also include basement storage.

Table 9.4.9.3.D—Flood planning levels for a new road

Flooding type[1]	**Minimum design levels at the crown of the road (m AHD) [2]**	
	Residential development	**Industrial or commercial development**
Waterway[A] or open channel	1% AEP flood level	2% AEP flood level
Overland flow flooding[B]	2% AEP flood level	2% AEP flood level

Notes—

[1] Where the site is subject to more than 1 type of flooding, the minimum flood planning level is the highest level determined from these sources. It should be noted that the flooding planning level in some older areas is often controlled by local ponding.

[2] Where flood levels are not available from Council's Floodwise Property Report, such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note [A] A waterway including any indicated on the planning scheme maps is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks typically with a catchment area greater than 30ha.

Note [B] Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 5% is the equivalent of a 20 year ARI flood event.

Table 9.4.9.3.E—Flood planning levels for essential community infrastructure

Type of essential community infrastructure	**Minimum design levels**
Emergency services	0.2% AEP flood
Emergency services, where for an emergency shelter	0.5% AEP flood
Emergency services, where for police facilities	0.5% AEP flood
Hospital and health care service, where associated with a hospital	0.2% AEP flood

Community facility where involving storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood
State-controlled roads Major or minor electricity infrastructure not otherwise listed in this table Utility installation where for rail transport services Air service Telecommunications facility	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
Power stations (as defined in the *Electricity Act 1994*) or renewable energy facility.	0.2% AEP flood
Major electricity infrastructure where a major switch yard	0.2% AEP flood
Substations	0.5% AEP flood
Utility installation where for a sewage treatment plant	DFE
Utility installation where for a water treatment plant	0.5% AEP flood

Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—A flood event with an AEP of 0.5% is the equivalent of a 200 year ARI flood event.

Table 9.4.9.3.F—Flood planning levels for reconfiguring a lot

Flooding type(1)	**Minimum lot levels (m AHD)(2)**	
	Residential	**Other than residential**
Waterway(A) or open channel	1% AEP flood level + 300mm	1% AEP flood level
Overland flow flooding(B)	1% AEP flood level + 300mm	2% AEP flood level

Notes—

(1) Where the site is subject to more than one type of flooding, the minimum flood immunity level is the highest level determined from these sources.

(2) Where flood levels are not available from Council's Floodwise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note (A) A waterway including any indicated on the planning scheme maps is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks typically with a catchment area greater than 30ha.

Note [(B)] Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

APPENDIX E: EROSION HAZARD ASSESSMENT

BRISBANE CITY COUNCIL ABN 72 002 765 795

Erosion Hazard Assessment - June 2014

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

What is an Erosion Hazard Assessment?

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

When is the EHA required?

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

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

Privacy Statement

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

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

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

☐ ***A 'low' risk site***

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

☑ ***A 'medium' risk site***

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

☐ ***A 'high' risk site***

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

3 Site Information and Certification

Application number (if known)

Site address

120-122 Montague Road, South Brisbane QLD 4101

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*

Certifier's signature

Date

/ /

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Assessment Table

Table 1: Low Risk Test

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

Have you answered 'yes' to any of the questions in Table 1?	*Yes*	*No*	
	✔		**If '*No*' then site is <u>low risk</u> with respect to erosion and sediment control**

If '*Yes*' then proceed to Table 2

Table 2: Medium Risk Test

		Yes	*No*	
2.1	is the area of land disturbance > 1 hectare		✔	**If '*No*' then site is <u>medium risk</u> with respect to erosion and sediment control**

If '*Yes*' then proceed to Table 3

Table 3: High Risk Test

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

Have you answered 'yes' to any of the questions in Table 3?	*Yes*	*No*	
			If '*No*' then site is <u>medium risk</u> with respect to erosion and sediment control

If '*Yes*' then site is <u>high risk</u> with respect to erosion and sediment control

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