



**CIVIL ENGINEERING
SERVICES REPORT**

FOR

**PROPOSED MULTIPLE DWELLING
35 UNIVERSITY DRIVE, MEADOWBROOK**

JOB NO 26.1461

AUGUST 2026

DEQ Consulting Engineers
5 Parkview Street, Milton QLD 4064
Telephone (07) 3367 0211
Fax (07) 3367 0205
Email: civil@deq.com.au

CERTIFICATION

Civil Engineering Services Report

Job Number: 26.1461
Issue No: 1
Report Date: 21/08/2026
Author: Mark Nelson

Site Address: 35 University Drive, Meadowbrook
RP Description: Approved Lot 3 on Lot 100 SP312822
Proposed Development: Multiple Dwelling
Logan City Council Ref:

Signature:


Digitally signed by Ronald Otto
DN: cn=Ronald Otto, c=AU,
o=DEQ Consulting Engineers,
ou=Civil - DEQ Consulting
Engineers,
email=roto@deq.com.au
Date: 2025.08.21 14:23:17 +1000

For and on behalf of DEQ Consulting Pty Ltd
t/a DEQ Consulting Engineers
R.P.E.Q. No: 27857

DATE: 21/08/2026

COPYRIGHT CONSENT

We, DEQ Consulting Engineers, Brisbane, hereby give consent for Economic Development Queensland (EDQ) and Logan City Council to reproduce copies of reports, plans and other supporting information in relation to the abovementioned works for use in design scrutiny and approvals.

TABLE OF CONTENTS

CERTIFICATION	II
COPYRIGHT CONSENT	II
TABLE OF CONTENTS.....	III
LIST OF TABLES AND FIGURES	V
1 INTRODUCTION	1
2 SITE CHARACTERISTICS	2
2.1 LOCATION	2
2.2 TOPOGRAPHY AND SITE DRAINAGE	3
3 FLOODING.....	3
4 EXISTING SERVICES.....	5
4.1 SEWER.....	5
4.2 WATER	6
4.3 TELECOMMUNICATIONS, GAS, ELECTRICITY	6
5 DEVELOPMENT PROPOSAL	7
5.1 PROPOSED DEVELOPMENT	7
5.2 PROPOSED EARTHWORKS.....	7
5.3 PROPOSED LAWFUL POINT OF DISCHARGE	7
5.4 PROPOSED STORMWATER DRAINAGE	8
5.5 PROPOSED SEWER	9
5.6 PROPOSED WATER	9
6 CONSTRUCTION PHASE WATER QUALITY MANAGEMENT.....	10
6.1 POLLUTANTS.....	10
6.2 POTENTIAL IMPACTS.....	10
6.3 EROSION AND SEDIMENT CONTROL MEASURES	10
6.4 PERFORMANCE OBJECTIVES AND INDICATORS	12
6.5 MONITORING AND MAINTENANCE	12
6.6 RESPONSIBILITY AND REPORTING	13
7 CONCLUSION.....	14
7.1 SITE SERVICING.....	14
7.2 STORMWATER MANAGEMENT	14
8 REFERENCES	15

APPENDIX A - SITE SURVEY PLAN & EXISTING SERVICES.....	16
APPENDIX B - PROPERTY FLOOD REPORT.....	17
APPENDIX C - BEFORE YOU DIG AUSTRALIA.....	18
APPENDIX D - DEVELOPMENT PROPOSAL.....	19
APPENDIX E - CIVIL SITEWORKS EARTHWORKS PLANS	20
APPENDIX F - CIVIL SITEWORKS CONCEPT PLANS	21
APPENDIX G - EROSION AND SEDIMENT CONTROL INSPECTION CHECKLISTS.....	22
APPENDIX H - DEVELOPMENT CODES.....	27

LIST OF TABLES AND FIGURES

TABLES

TABLE 1 - POLLUTANTS TYPICALLY GENERATED DURING THE CONSTRUCTION PHASE..... 10

TABLE 2 - CONSTRUCTION PHASE POLLUTANTS..... 12

FIGURES

FIGURE 1 - SITE LOCATION PLAN..... 2

FIGURE 2 – FLOOD RISK MAP 3

FIGURE 3 – STUDY: LOGAN AND ALBERT RIVERS FLOOD STUDY 2023..... 4

FIGURE 4 – STUDY: SLACKS AND SCRUBBY CREEK FLOOD STUDY 2023..... 4

FIGURE 5 – SEWER RETICULATION PLAN EXTRACT..... 5

FIGURE 6 – WATER RETICULATION PLAN EXTRACT 6

1 INTRODUCTION

DEQ Consulting Pty Ltd has been commissioned to prepare a Civil Engineering Services Report for inclusion with the PDA Development Application submission to Economic Development Queensland (EDQ) for a Material Change of Use for a Multiple Dwelling Development at 35 University Drive, Meadowbrook.

This Civil Engineering Services Report has been prepared to address the site servicing, earthworks, roadworks and stormwater management for the proposed development. The Services Report has also been prepared to address the requirements of Logan City Councils Planning Scheme Policy and the Economic Development Queensland Engineering Standards PDA Guideline No.13.

2 SITE CHARACTERISTICS

2.1 LOCATION

The subject development site (Approved Lot 3 on Lot 100 SP312822) is proposed developed land under COM/55/2025 with a total area of 30,210m². The site is bounded by University Drive to the north, Lake Ellerslie located within Griffith University Logan Campus to the east, Logan Motorway to the south and approved Lot 1 adjacent Meadowbrook Drive to the west.



Figure 1 - Site Location Plan

2.2 TOPOGRAPHY AND SITE DRAINAGE

The existing site is vacant with the existing ground levels predominantly falling from west to the east prior to discharging to the existing Lake Ellerslie located adjacent the eastern boundary. A stormwater easement located along the southern boundary caters for discharge from the Logan Motorway and is discharged over the eastern boundary to Lake Ellerslie. The site is currently impacted by flooding. Current development approval COM/55/2025 involves filling the site above the PMF of 10.90m AHD. A new stormwater outlet for the lot is proposed to discharge to the existing stormwater easement located within the site at the south-eastern corner of the lot.



Figure 2 – Flood Risk Map

Refer Appendix A - Site Survey Plan & Existing Services

3 FLOODING

City of Logan Property Flood Property Report indicates the site is affected by flooding.

Study: Logan and Albert Rivers Flood Study 2023

Likelihood (each year)	River flooding
20% chance	Not applicable
10% chance	Not applicable
5% chance	8.4 metres AHD
2% chance	9.8 metres AHD
1% chance	10.9 metres AHD
0.5% chance	11.5 metres AHD
0.2% chance	12.4 metres AHD
0.05% chance	13.0 metres AHD
PMF	17.4 metres AHD

Figure 3 – Study: Logan and Albert Rivers Flood Study 2023**Study: Slacks and Scrubby Creek Flood Study 2023**

Likelihood (each year)	Creek flooding
20% chance	8.9 metres AHD
10% chance	9.0 metres AHD
5% chance	9.1 metres AHD
2% chance	9.3 metres AHD
1% chance	9.4 metres AHD
0.5% chance	9.6 metres AHD
0.2% chance	9.7 metres AHD
0.05% chance	9.3 metres AHD
PMF	10.9 metres AHD

Figure 4 – Study: Slacks and Scrubby Creek Flood Study 2023

Proposed earthworks under construction (COM/55/2025) are proposed to fill the site above the PMF (10.9m AHD) for the Slacks and Scrubby Creek event and the Logan and Albert River 1% AEP (10.9m AHD).

Refer Appendix B – Property Flood Report

4 EXISTING SERVICES

4.1 SEWER

The site is currently not serviced by the existing sewerage network. A 375Ø sewer main is located within the verge to the north-east adjacent Lake Ellerslie flowing north. In conjunction with the works associated with the COM/55/2025 approval, a 150Ø UPVC sewerage main is being provided along the University Drive frontage of the subject site. A 150Ø property connection is being provided at the north-eastern corner of the site to service the lot.

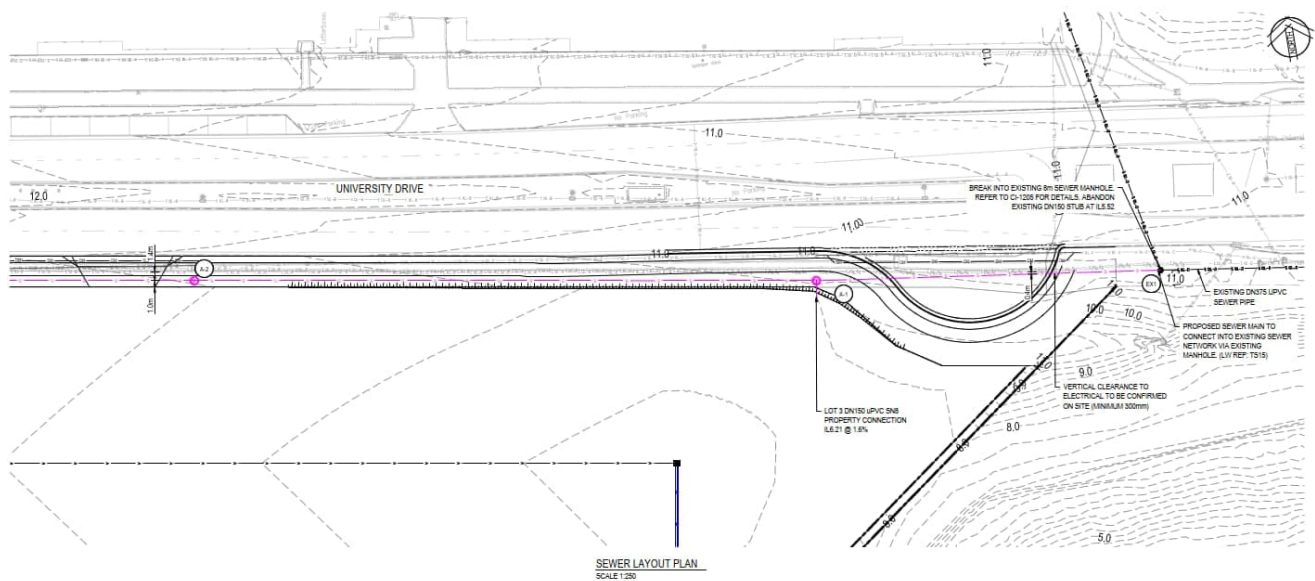


Figure 5 – Sewer Reticulation Plan Extract

4.2 WATER

An existing 225Ø water main is located within the verge fronting the site. In conjunction with the works associated with the COM/55/2025 approval, modifications to the water main are proposed to reconstruct the 225Ø uPVC water main on a 4.00m alignment.

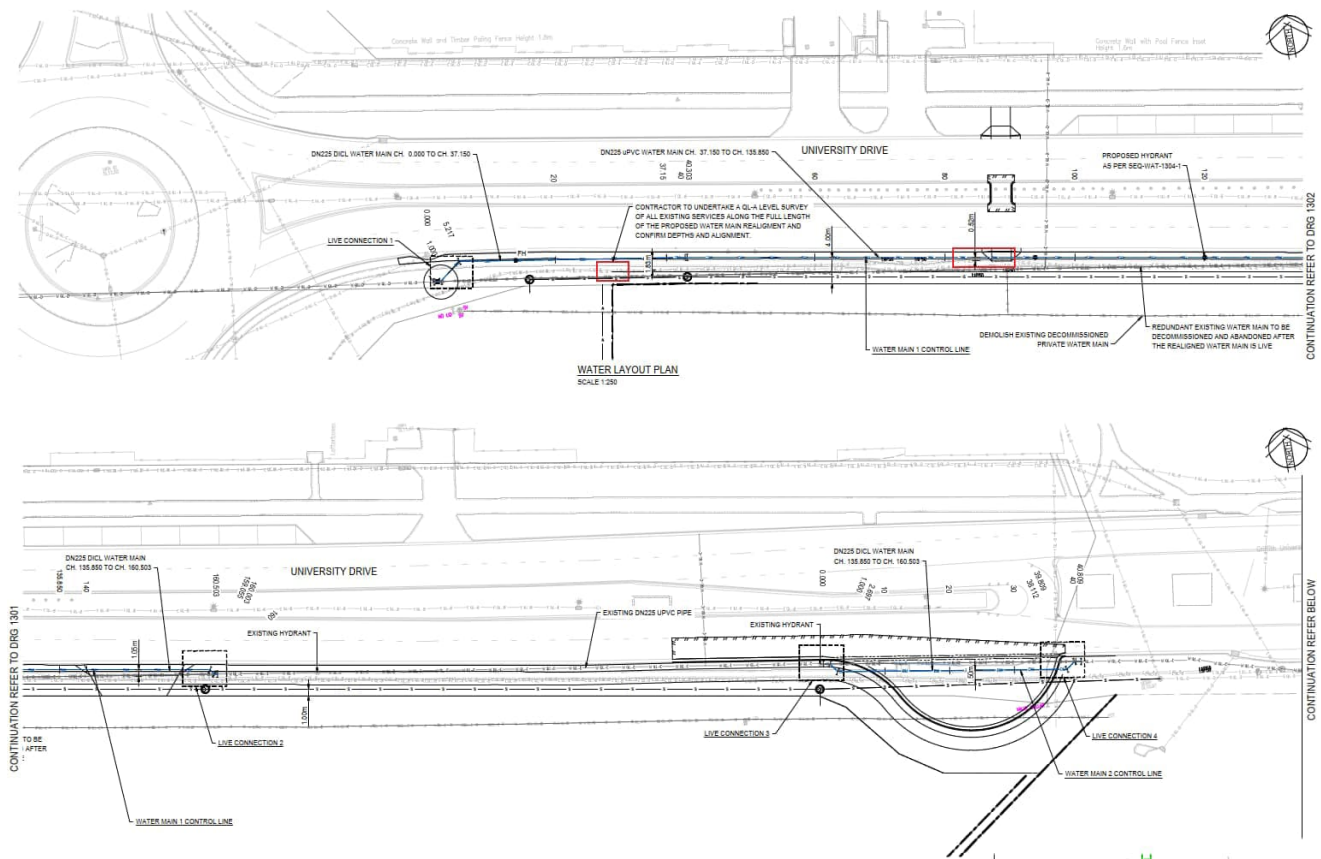


Figure 6 – Water Reticulation Plan Extract

4.3 TELECOMMUNICATIONS, GAS, ELECTRICITY

Underground electricity exists within the University Drive corridor fronting the site. Telstra, NBN and AARNet assets exist within the University Drive corridor fronting the site. Records indicate gas is not available in the immediate vicinity of the site.

Refer Appendix C - Before you Dig Australia

5 DEVELOPMENT PROPOSAL

5.1 PROPOSED DEVELOPMENT

It is proposed to provide for Multiple Dwellings consisting of 145 townhouses, associated internal private road network, carparking, landscaping, open space and communal areas. Access to the townhouses is achieved via a proposed 10m wide crossover to University Drive currently under construction in conjunction with works associated with COM/55/2025.

Refer Appendix D – Development Proposal

5.2 PROPOSED EARTHWORKS

Filling and excavation are proposed within the subject site to cater for the proposed development. The Defined Flood Level for the site is 10.90m AHD. Filling and excavation are proposed to achieve a minimum finished surface level of 11.20m AHD to provide 300mm freeboard for non-habitable areas and 11.40m AHD to provide 500mm freeboard for habitable areas.

Minor retaining walls (less than 1m in height) are proposed at the University Drive frontage of the site to accommodate the fill platforms for the building pads. All retaining walls will be wholly contained within the lot.

All filling and excavation are to be undertaken in accordance with Logan City Council Planning Scheme Policy 5 – Infrastructure and to level 1 requirements in accordance with AS 3798.

Refer Appendix E – Civil Siteworks Earthworks Plans

5.3 PROPOSED LAWFUL POINT OF DISCHARGE

The existing stormwater easement located along the southern boundary within the lot discharging to Lake Ellerslie to the east has been adopted as the lawful point of discharge for the developed site. A piped outlet into the easement is currently under construction in conjunction with works associated with COM/55/2025.

Refer Appendix F – Civil Siteworks Concept Plans

5.4 PROPOSED STORMWATER DRAINAGE

The on-site stormwater drainage networks are proposed to service the developed sites and convey the developed runoff to the lawful point of discharge. The minor storm event runoff within the respective developed sites will be conveyed by a piped stormwater drainage network within the internal access roads and conveyed through privately owned underground stormwater management devices prior to discharge to the lawful points of discharge.

A roofwater drainage network is proposed to service the roof areas and courtyards of the townhouse dwellings on lot 3 and is to discharge to the on-site stormwater drainage network for conveyance to the stormwater management system.

Surcharge of the on-site drainage system (Q50 major less Q10 piped) within the sites will be conveyed within the internal road networks to the south-eastern corner of the site where it will be conveyed to the existing stormwater drainage easement prior to discharge to Lake Ellerslie to the east.

The memorandum prepared by DCF Engineering addresses the proposed development in relation to the existing site and overall catchment. The report provides hydrologic justification for a no-detention stormwater management strategy for the proposed development.

Refer Appendix F – Civil Siteworks Concept Plans

5.5 PROPOSED SEWER

A 150Ø sewer property connection is being provided to the lot via the COM/55/2025 approval in the north-eastern corner of the site. It is proposed to utilise this location for the servicing of the developed site.

Each dwelling will be connected to a common sanitary drainage line for discharge to the single property connection at the north-eastern corner of the site. A schematic layout for the internal sanitary drainage has been provided on the civil siteworks concept plan included in appendix

Refer Appendix F – Civil Siteworks Concept Plans

5.6 PROPOSED WATER

A new water service connection and master meter is proposed from the 225Ø uPVC water main being constructed under COM/55/2025 at the north-western corner of the site. All works will be undertaken to Logan Water standards and requirements

An internal network will be provided to service each dwelling, communal areas and associated areas. A schematic layout for the internal water network has been provided on the civil siteworks concept plan included in appendix

Refer Appendix F – Civil Siteworks Concept Plans

6 CONSTRUCTION PHASE WATER QUALITY MANAGEMENT

6.1 POLLUTANTS

Pollutants typically generated during the construction phase of the development are shown below (BCC, 2014).

Table 1 - Pollutants Typically Generated During the Construction Phase

Pollutant	Sources
Litter	Paper, construction packaging, food packaging, cement bags, off-cuts
Sediment	Unprotected exposed soils and stockpiles during earthworks and building
Hydrocarbons	Fuel and oil spills, leaks from construction vehicles, leaks from cars and delivery vehicles
Toxic materials	Cement slurry, asphalt prime, solvents, cleaning agents, washwater (eg from tile works)
pH altering substances	Acid sulphate soils, cement slurry and washwaters

Source: Brisbane City Council Subdivision and Development Guidelines (2008).

6.2 POTENTIAL IMPACTS

The construction phase of a development has the potential to release significant amounts of coarse / fine sediments and other pollutants into the city's waterways. Potential impacts on the surrounding environment will be minimised during the construction phase with measures as outlined in this SBSMP and detailed Erosion and Sediment Control Plan to be provided at the Operational Works phase.

6.3 EROSION AND SEDIMENT CONTROL MEASURES

6.3.1 Prestart

ESC measure- silt fences, diversion drains & dust control (clearing).

Where possible, disturbance to the existing surface is to be limited to the immediate work area. The existing ground cover is not to be stripped until contractor is ready for earthworks. Silt fence to be erected along boundary and around the construction area and is to be cleaned by the contractor when the capacity is reduced by 25%.

6.3.2 Bulk Earthworks

ESC measure- sediment dam, silt fences, diversion drains & dust control.

All exposed areas are to be protected against wind & water erosion at all times. A sediment pond shall be constructed at the lowest point on the site to capture all contaminated runoff. Silt fences are to be erected around the base of earthworks areas, downstream property boundaries and materials stockpiles. Stockpiles and construction materials are not permitted to be stored within the road reserve. Diversion drains are to be provided at upstream boundaries to divert 'clean' runoff around the disturbed areas on site subject to earthworks.

6.3.3 Construction

ESC measure- sediment basin, silt fences, diversion drains, dust & litter control.

ESC measures are to be provided prior to earthworks commencing. The ESC measures may be modified on site to suit the staging of construction, the contractor is responsible for requesting this action prior to implementation. A temporary construction exit is to be located at the road entry to the site. The contractor is to ensure no dust is tracked onto surrounding roads. Dust producing areas shall be swept to remove silt / dust.

At least one bin or litter trap is to be provided for waste material. Concrete runoff from wash-down of exposed aggregate areas is to be prevented from discharging off the site.

Excavated material from the laying of services is to be placed on the high side of trench. The contractor is to stockpile topsoil & subsoil separately. Where under pavement, the trenches are to be backfilled with CBR 15 material, otherwise the trenches are to be backfilled, capped with topsoil and compacted to 100mm min above adjacent ground level.

6.3.4 Maintenance Period

ESC measure - silt fences, ground cover, dust control.

Silt fences are to remain in place during the maintenance period until landscaping is established / accepted "On Maintenance" by Logan City Council .

6.4 PERFORMANCE OBJECTIVES AND INDICATORS

BCC's *Guideline on Identifying and Applying Water Quality Objectives in Brisbane City* (2000) states that stormwater runoff during the construction phase must be in accordance with the following concentration ranges (or upper limits) shown in the next table.

Table 2 - Construction Phase Pollutants

Pollutant	Criteria
Total Suspended Solids (TSS)	<50mg/L
pH	6.5 – 8.5
Total Nitrogen (mg/L)	0.65
Turbidity (NTU)	Less than 10% above background
Total Phosphorus (mg/L)	0.070
Dissolved Oxygen	80 to 105 percent saturation
Oils and Grease	No visible films or odours
Litter	No anthropogenic material greater than 5m

Source: *Brisbane City Council Guideline on Identifying and Applying Water Quality Objectives in Brisbane City* (2000).

6.5 MONITORING AND MAINTENANCE

The requirement of monitoring during the construction phase will be:

- Work activities are restricted to designated construction areas
- Earthworks and site clearing are undertaken in accordance with the Erosion and Sediment Control Plans
- Erosion and sediment control devices are to be constructed / installed in accordance with the Erosion and Sediment Control Plans
- Water quality monitoring at the nominated monitoring stations must be carried out monthly and following significant rainfall (>25mm in 72 hrs)
- Stormwater discharges from the site are not having any adverse effect on the downstream environment
- Monitoring and recording of the performance of the drainage control devices including water quality testing where required
- Any failure in the stormwater system shall be immediately rectified to prevent uncontrolled discharge from the site

- Any failure to the stormwater system causing damage to surroundings should implement immediate remedial work to the damaged area

6.6 RESPONSIBILITY AND REPORTING

The Construction Contractor will be responsible for the implementation of the Stormwater Management Plan during the course of all construction activities. Regular inspections of the devices (and records of any failures) shall be undertaken.

Refer Appendix G – Erosion and Sediment Control Inspection Checklists

7 CONCLUSION

7.1 SITE SERVICING

It has been demonstrated site servicing, earthworks, roadworks associated with the development have been proposed in accordance with the Logan Planning Scheme Policy 5 – Infrastructure and provides for works in accordance with Logan City Council Development Codes.

Refer Appendix H – Development Codes

7.2 STORMWATER MANAGEMENT

7.2.1 Construction Phase

All construction work will be undertaken in accordance with the Erosion and Sediment Management Plan prepared in association with the detail design documentation.

7.2.2 Operational Phase

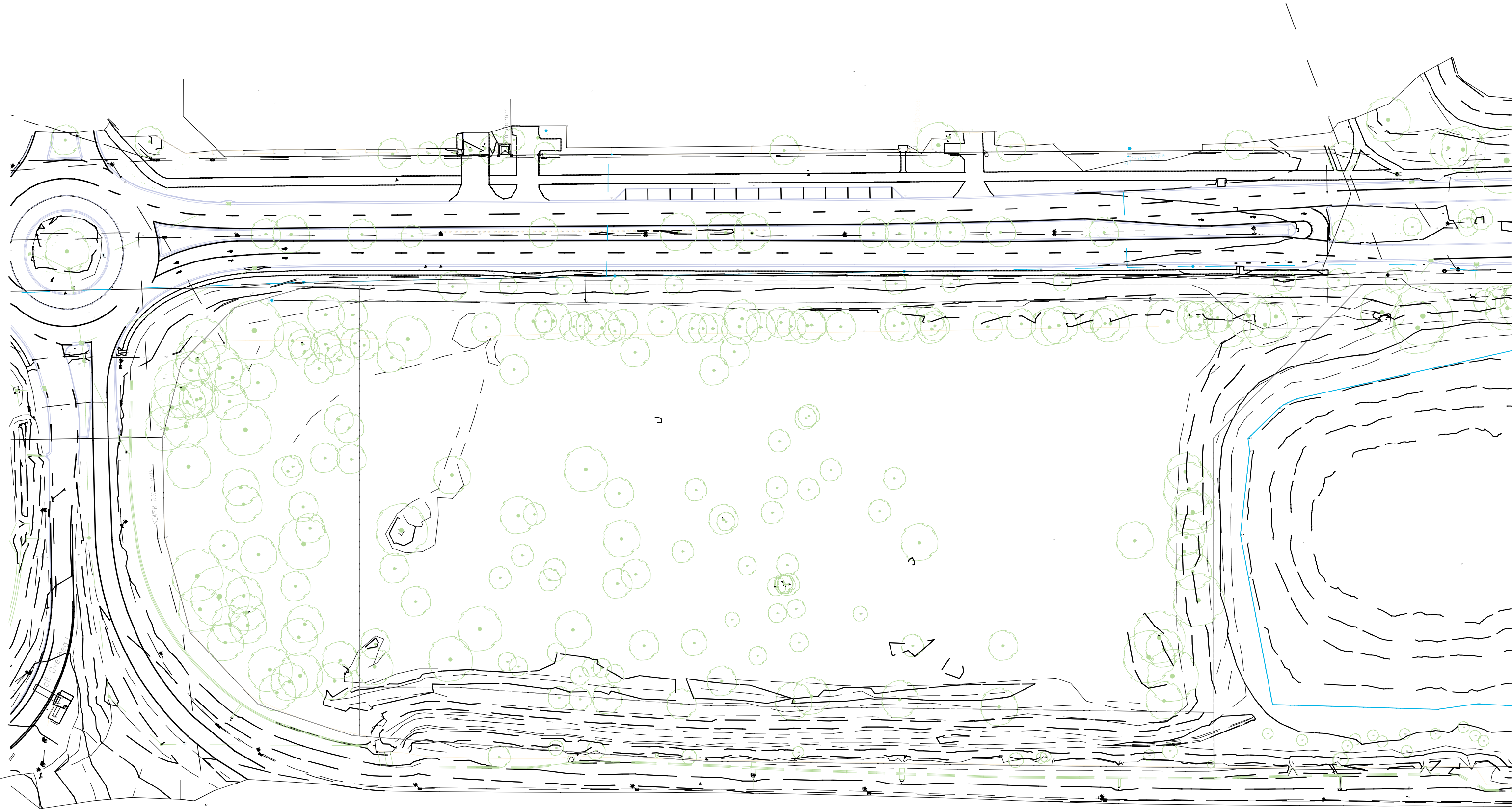
A Site Based Stormwater Management Plan has been prepared to address the Operational Phase of the development. Refer to the Site Based Stormwater Management Plan prepared by DEQ Consulting Engineers.

8 REFERENCES

- Logan City Council, 2025. *Logan Planning Scheme 2015*. Logan City Council, Logan Central.
- Department of Environment and Resource Management 2010. *Planning Guidelines for Water Supply and Sewerage*. Department of Environment and Resource Management, Brisbane.
- Department of Natural Resources and Water, 2007. *Queensland Urban Drainage Manual Volume 1 Second Edition*. Department of Natural Resources and Water, Brisbane.
- The State of Queensland, Department of Infrastructure, Local Government and Planning, July 2017. *State Planning Policy July 2017*

APPENDIX A

SITE SURVEY PLAN & EXISTING SERVICES

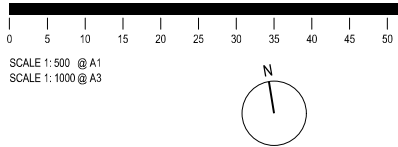


1 EXISTING CONDITIONS
SCALE 1:500 @ A1
SCALE 1:1000 @ A3

COTTEEPARKER 

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

ÀZURE



GENERAL NOTES
1. Clouding, and the description of 'changes' in the title block, is for guidance only and may not cover all edits to the drawing since last issue.
2. Cottee Parker Architects Pty Ltd asserts copyright of this drawing. It may not be used, retained or copied without permission.

— A — RELEASE
ISSUE PURPOSE
2026/06/17 14:00:00
DATE D C A
DEVELOPMENT APPLICATION

35 UNIVERSITY DRIVE
35 UNIVERSITY DRIVE, MEADOWBROOK
CLIENT - AZURE PROPERTY
DRAWING TITLE
EXISTING PLAN - GROUND FLOOR
JOB No 7913
DRAWING No SD1201
ISSUE A

BIMcloud: CPACLD81MM01 - BIMcloud/2500/7913 35 University Dr Meadowbrook Master: 26/08/17: 4:57 PM

APPENDIX B

PROPERTY FLOOD REPORT

PROPERTY FLOOD REPORT



Property Details

Address: 35 University Drive MEADOWBROOK QLD 4131

Lot/Plan: Lot 100 SP 312822

Size/Area: 35,512 m²

Property Key: 387712

Catchment(s): Logan River, Slacks Creek

View Logan's [catchments and waterways map](#) (PDF)



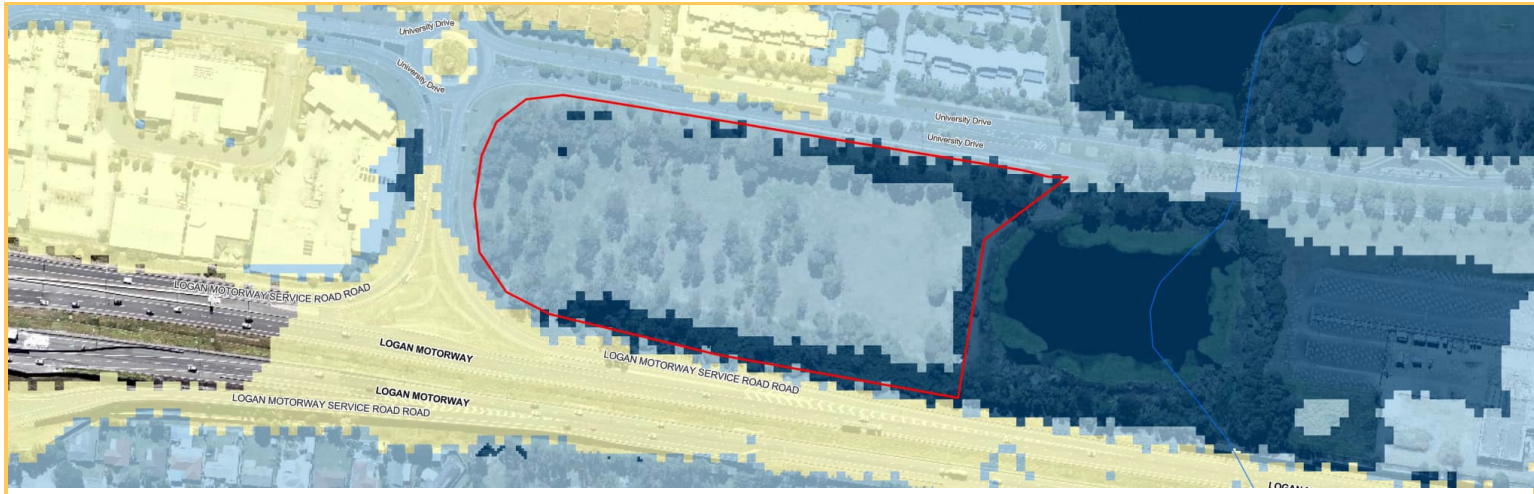
Summary Flood Assessment

The table below presents the flood risks applicable to the selected property. There may be multiple studies and flood scenarios affecting the property, particularly for larger sites.

Assessment	Details
Risk area(s)	High, Moderate
Investigation area	Not applicable
Isolation risk	Not applicable
River flooding	5% chance of a flood this size or larger happening in any given year
Creek flooding	20% chance of a flood this size or larger happening in any given year
Overland flow	Applies. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice. Overland flow is water (stormwater run-off) that travels over land during heavy rainfall events. It generally occurs quickly and for short durations.

Latest Flood Risk

The extract below comes from the flood risk map based on the latest (most recent) flood studies accepted by Council applicable for this property.



LEGEND

-  **High**
 Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.
-  **Moderate**
 Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.
-  **Low**
 Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.
-  **Investigation area**
 Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.



The flood studies this map is based on consider the impacts of climate change, as required by Queensland's planning legislation and policies. The map considers the whole floodplain for Logan and reflects a risk-based approach that takes into account:

- How likely a flood of a given size is in any given year, and
- What the impact or level of danger of that flood is.

Flood Levels

The table below displays flood levels from the most recently accepted flood studies affecting this property. To view the flood study documents please see the [Flood page](#) on Council's website.

The levels are measured in Australian Height Datum (AHD), where sea level is approximately zero (0) metres. The level displayed in the table below is the maximum flood level on the property for that event (likelihood). For some properties, particularly large properties or those on a significant slope, flood levels can vary significantly.

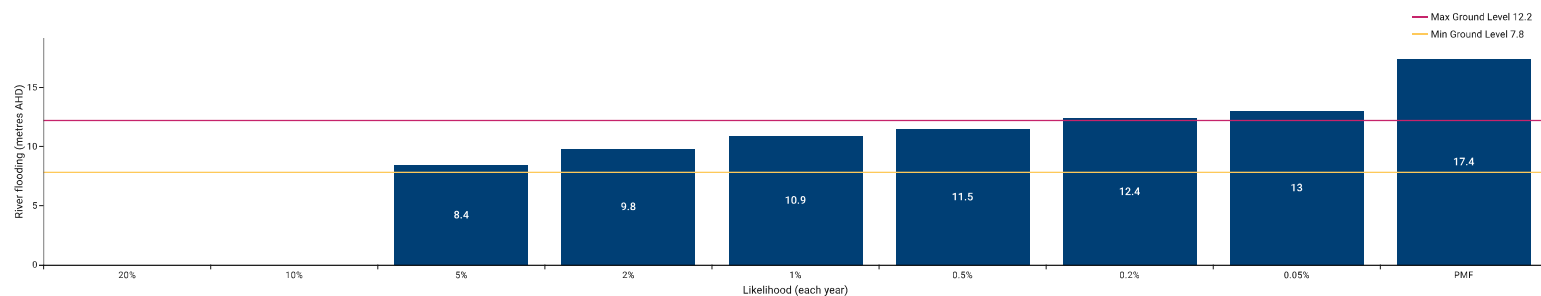
The most likely flood scenarios is shown at the top of the table, with the Probable Maximum Flood (PMF) at the bottom, being the least likely but most serious flood scenario.

Some properties may be impacted by only river flooding or only creek flooding, and some may be impacted by both. There may also be other sources of inundation that may impact the property and affect flood levels, based on overland flow or local creeks where studies have not yet been completed.

Study: Logan and Albert Rivers Flood Study 2023

Likelihood (each year)	River flooding
20% chance	Not applicable
10% chance	Not applicable
5% chance	8.4 metres AHD
2% chance	9.8 metres AHD
1% chance	10.9 metres AHD
0.5% chance	11.5 metres AHD
0.2% chance	12.4 metres AHD
0.05% chance	13.0 metres AHD
PMF	17.4 metres AHD

Flood and Ground Levels in metres AHD

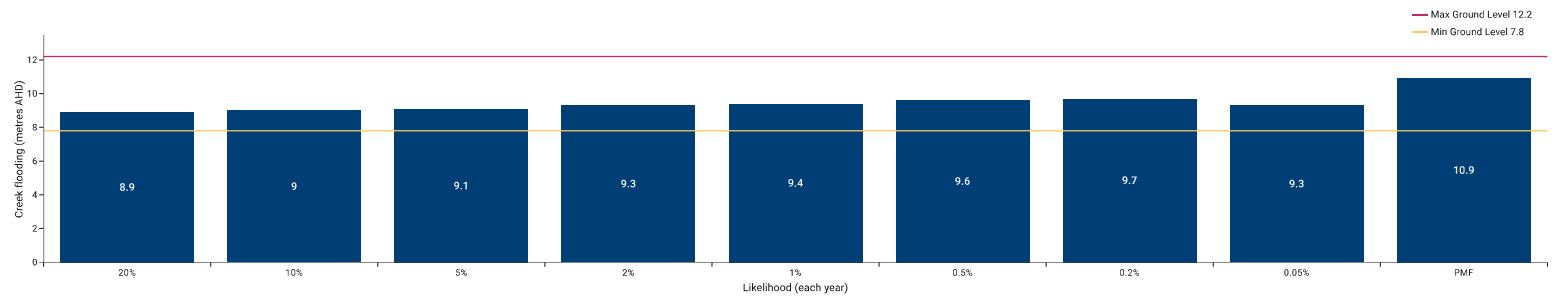


Study: Slacks and Scrubby Creek Flood Study 2023

Likelihood (each year)	Creek flooding
20% chance	8.9 metres AHD
10% chance	9.0 metres AHD
5% chance	9.1 metres AHD
2% chance	9.3 metres AHD
1% chance	9.4 metres AHD
0.5% chance	9.6 metres AHD
0.2% chance	9.7 metres AHD

Likelihood (each year)	Creek flooding
0.05% chance	9.3 metres AHD
PMF	10.9 metres AHD

Flood and Ground Levels in metres AHD



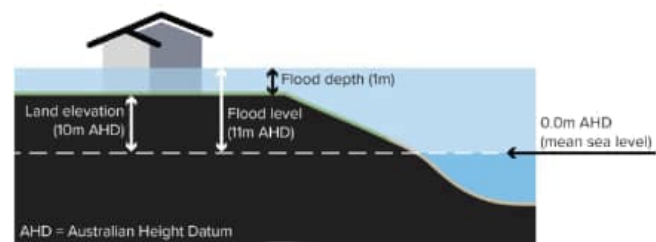
Ground Levels

Ground levels are based on an aerial LiDAR (Light Detection and Ranging) survey, which uses millions of laser point measurements to build a model of the ground surface. The source of the data is displayed in the table below so that you know when the survey was conducted.

Ground level	Details
Minimum ground level	7.8 metres AHD
Maximum ground level	12.2 metres AHD

Source: 2021 Digital elevation model (1 metre grid)

The projected flood depth (how deep the water may be above ground, in metres) is the difference between the flood levels in the section above and the ground levels in this table. The diagram below provides an example (land elevation is ground level).



Overland Flow

Overland flow is water (stormwater/rainfall run-off) that exceeds the capacity of drains, pipes and channels during heavy rainfall events and travels over land towards waterways. It generally occurs quickly and for shorter periods of time. The impact of overland flow is dependent on local conditions, so the mapping is a guide only. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice.



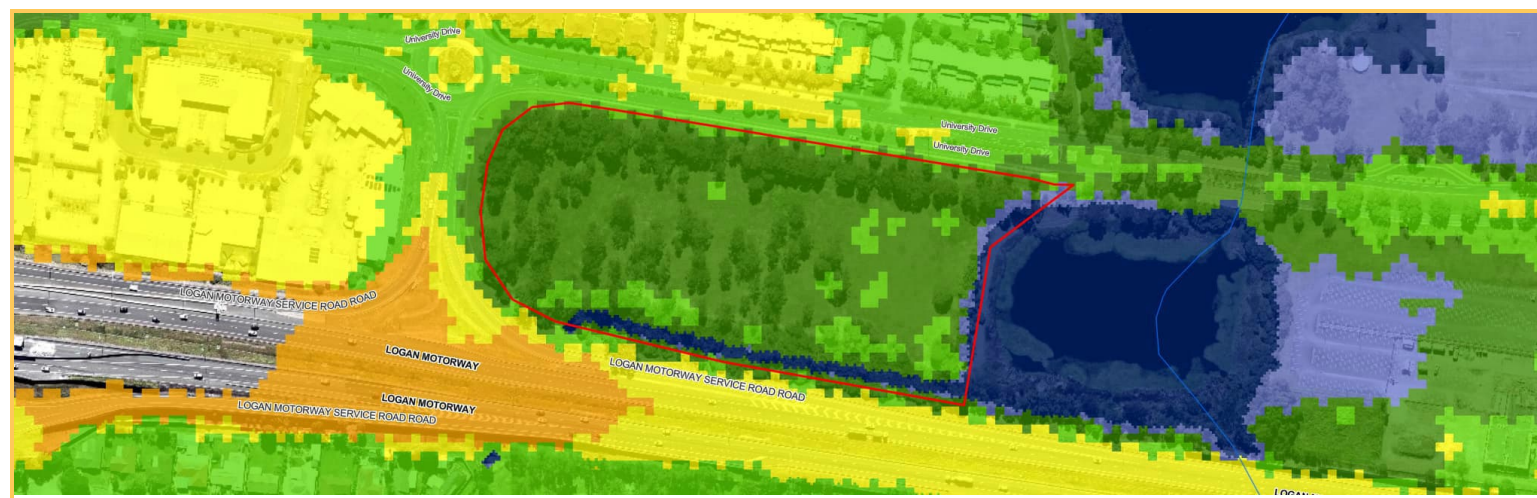
LEGEND



Overland flow extent (areas possibly impacted)

Future Climate Scenarios

This extract comes from the map showing the projected extent of flooding (affected areas) for multiple flood scenarios for all relevant flood studies, **including the projected impacts of climate change**. This map corresponds with the flood levels provided in the table above for the 5%, 2%, 1%, 0.5%, 0.05% and Probable Maximum Flood (PMF) scenarios.



LEGEND

5% chance

The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.

2% chance

The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.

1% chance

The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.

0.5% chance

The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling **includes the impacts of climate change** and represents our understanding of future risk.

0.05% chance

The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.

PMF

The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change.

Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Current Climate Scenarios

This extract comes from the map showing flood affected areas **without** considering the impacts of climate change. This map represents modelled flooding under current conditions, and can be used for insurance purposes.



LEGEND

5% chance

The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

2% chance

The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

1% chance

The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

0.5% chance

The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on **current (present day) conditions** and does not take into account the impacts of climate change.

0.05% chance

The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.

PMF

The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change

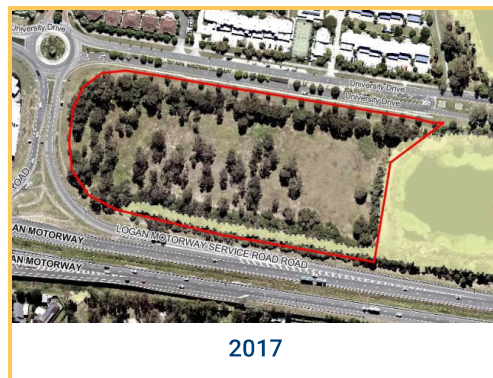
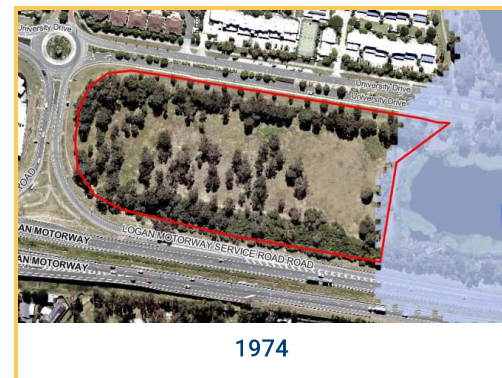
Investigation area

Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Historic Flood Events

Based on the best information available to Council, the table below indicates whether or not the selected property may have been impacted by significant historic flood events. It is possible that other creek flooding or overland flow, which is not included in Council's mapping of these events, may have impacted the property.

Flood event	Property impacted
1974	Yes
2017 (after ex Tropical Cyclone Debbie)	Yes
2022 (late February / early March)	Yes



Planning Scheme Maps

The selected property is shown below on an extract of the Flood Overlay Maps from the Logan Planning Scheme 2015 V9.2 with TLPI No. 1/2024. Various provisions of the planning scheme which refer to properties affected by the Flood Overlay Maps will apply to the flood affected areas for the purposes of planning and development. This may include, for example, raised building floor levels and achieving safe vehicle access to the road network.

OM-05.01 Isolated islands



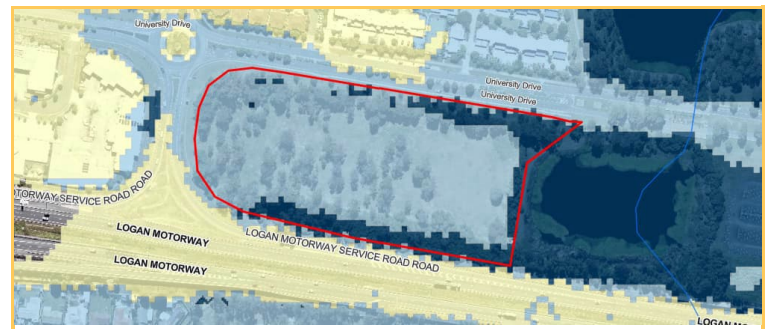
OM-05.02 High flow area



OM-05.03 Meadowbrook flood assessment area



OM-05.04 Flood risk areas



MAP LEGEND

-  **High**
Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.
-  **Moderate**
Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.
-  **Low**
Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.
-  **Investigation area**
Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.

MAP LEGEND



High flow area

High hazard areas of flooding where significant (deeper, faster) flow of water occurs and in which a building is vulnerable to structural damage or failure from floodwater. Classified as H5 or H6 in the Australian Institute of Disaster Resilience (AIDR) Guideline 7-3 'Flood Hazard'.



High flood island

Areas which are isolated from flood-free land (surrounded by floodwater) but retain a portion of the area as flood free in a probable maximum flood (PMF).



Low flood island

Areas which are surrounded by floodwater and at first isolated from flood-free land, then completely inundated by floodwater (submerged) as the flood continues to rise.



Meadowbrook flood assessment area

Area where the function of important community infrastructure needs to be maintained. Flood mitigation measures and comprehensive emergency management planning is required to adequately manage the risk for flood events.



If more recent flood studies have been completed and accepted by Council, the Latest Flood Risk Map shown at the top of this report may be different from the planning scheme map. The latest flood information should be used to inform development decisions and will be incorporated into the planning scheme in a future amendment.

Further Information

1. Floods are highly unpredictable and variable, and properties may be affected by other sources of potential flooding. Each flood and its impact is different. Areas that were not flooded previously may be affected by future events. Areas that have been previously flooded may be impacted in different ways. This online report cannot take all of this into account.
2. The flood mapping and levels in this report are based on data from flood studies undertaken at a particular time and are subject to change. For example, if the method for calculating flood levels is updated, industry guidelines are updated or more recent information becomes available, this may result in changes to the information in this report. In areas where development is ongoing, the flood mapping and levels may not reflect developed conditions.
3. Flood studies do not create risk. They help us to understand the risk, based on relevant legislation and Queensland Government policies and guidelines. Flood studies also consider a range of other factors such as rainfall and river level information from recent events, climate change and trends, the impacts of development, changes to catchment conditions, new technologies and industry best practice (which help to improve accuracy).
4. Flood studies and models are developed from the best information available at the time. They do not tell you how the flood waters might behave, how quickly they may rise, or how dangerous the flooding will be. The models also cannot represent changes that have occurred since they were developed which may impact flood behaviour, such as earthworks, new developments or road infrastructure.
5. This report is not a substitute for independent professional advice. You should engage the services of a Registered Professional Engineer of Queensland (RPEQ) to get site specific information regarding the flood risk to your property, and how that might affect any proposed building or development work.
6. While Logan City Council takes reasonable care in producing this report, it does not guarantee that the information is accurate, complete or current. Logan City Council does not accept any responsibility for any loss or damage (however it was caused) in connection with the use of or reliance on the information in this report.

Contact Information

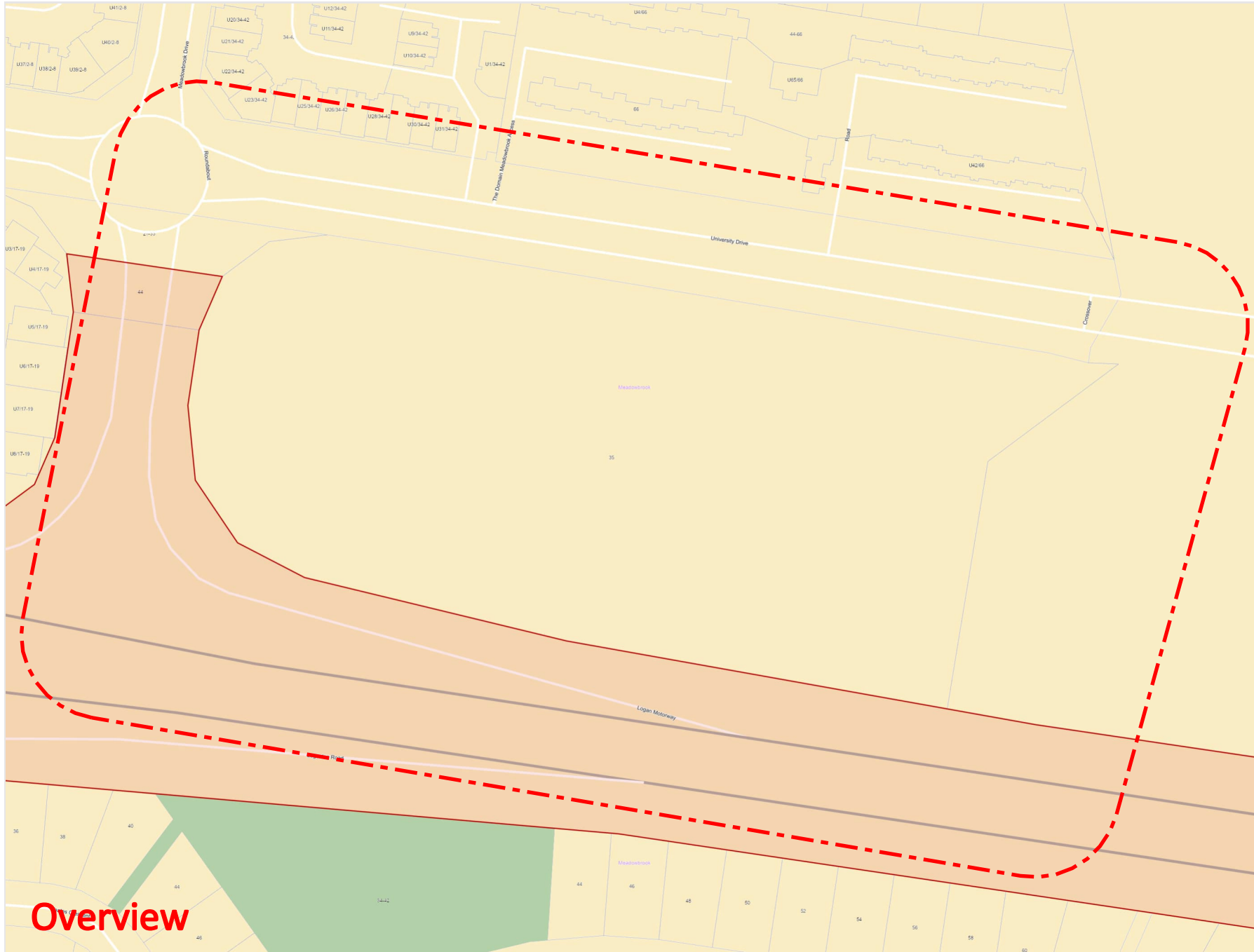
Where to go for further information depends on the type of information you need. Please refer to the [Flood Risk Fact Sheet](#) or contact Council using the details below.

Topic	Contact Details
Flood studies and modelling information, and the flood risk on your property	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . Further information about flooding and flood studies is available on the Flood page on Council's website.
Planning and development enquiries or proposals	Contact Council on 07 3412 3412 or email development@logan.qld.gov.au . Before lodging a development application, pre-lodgement advice is recommended.
Building information	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . You can also contact a private building certifier .
Properties in Priority Development Areas	Contact Economic Development Queensland . Council is not the planning authority for these properties.
Independent advice about flooding on your property	Contact a registered engineer through the Board of Professional Engineers of Queensland: Phone: 07 3210 3100 Email: admin@bpeq.qld.gov.au Web: Home - Board of Professional Engineers Queensland (bpeq.qld.gov.au)

APPENDIX C

BEFORE YOU DIG AUSTRALIA

 DBYD Search Area



© State of Queensland (Department of Natural Resources, Mines and Energy) 2020



Scale: 1:1881
Expires: 21 Oct 2025

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

To: Mark Nelson
Phone: Not Supplied
Fax: Not Supplied
Email: mnelson@deq.com.au

Dial before you dig Job #:	51250791	
Sequence #	261574068	
Issue Date:	23/09/2025	
Location:	35 University Drive , Meadowbrook , QLD , 4131	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

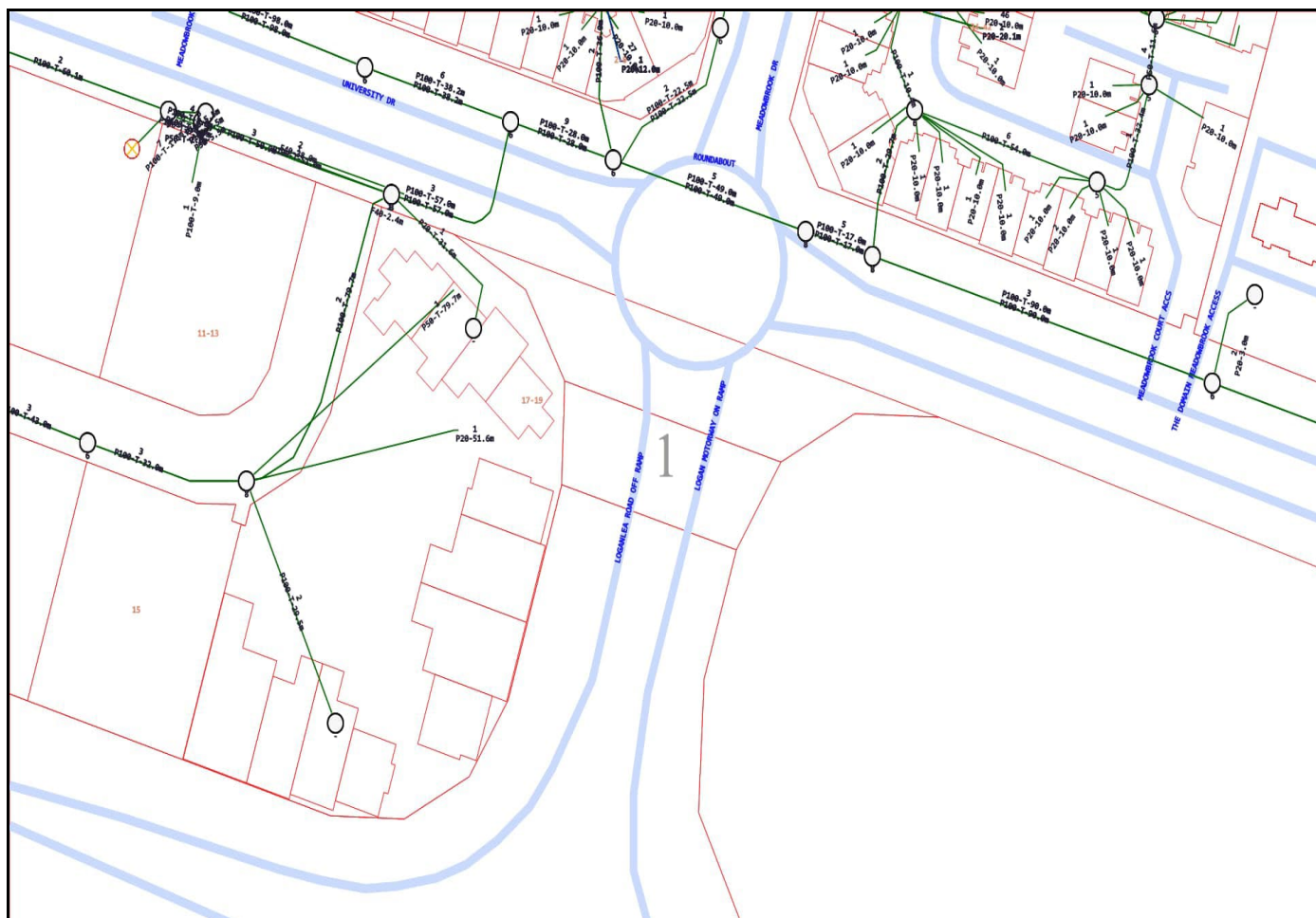
1	3
2	4

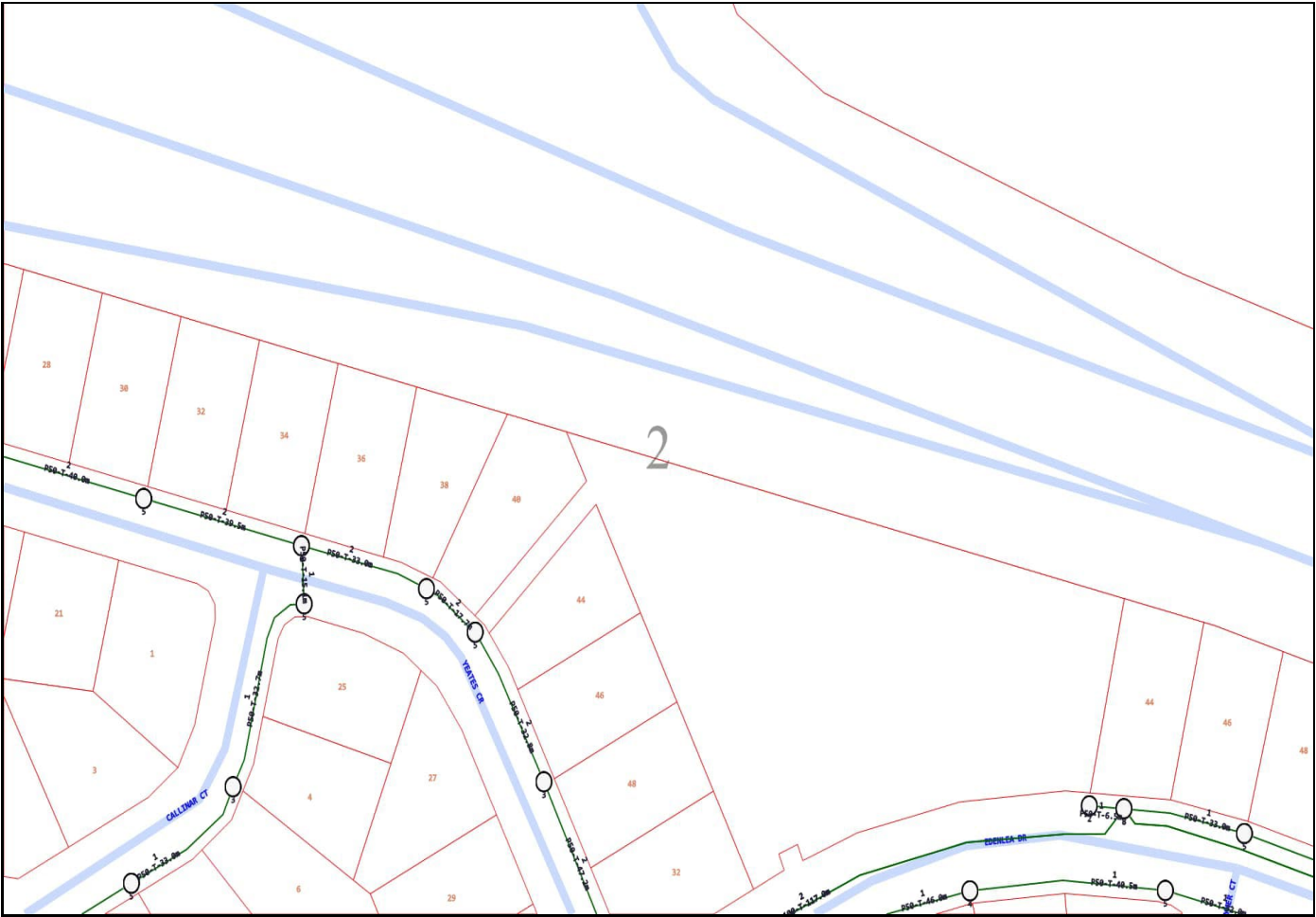


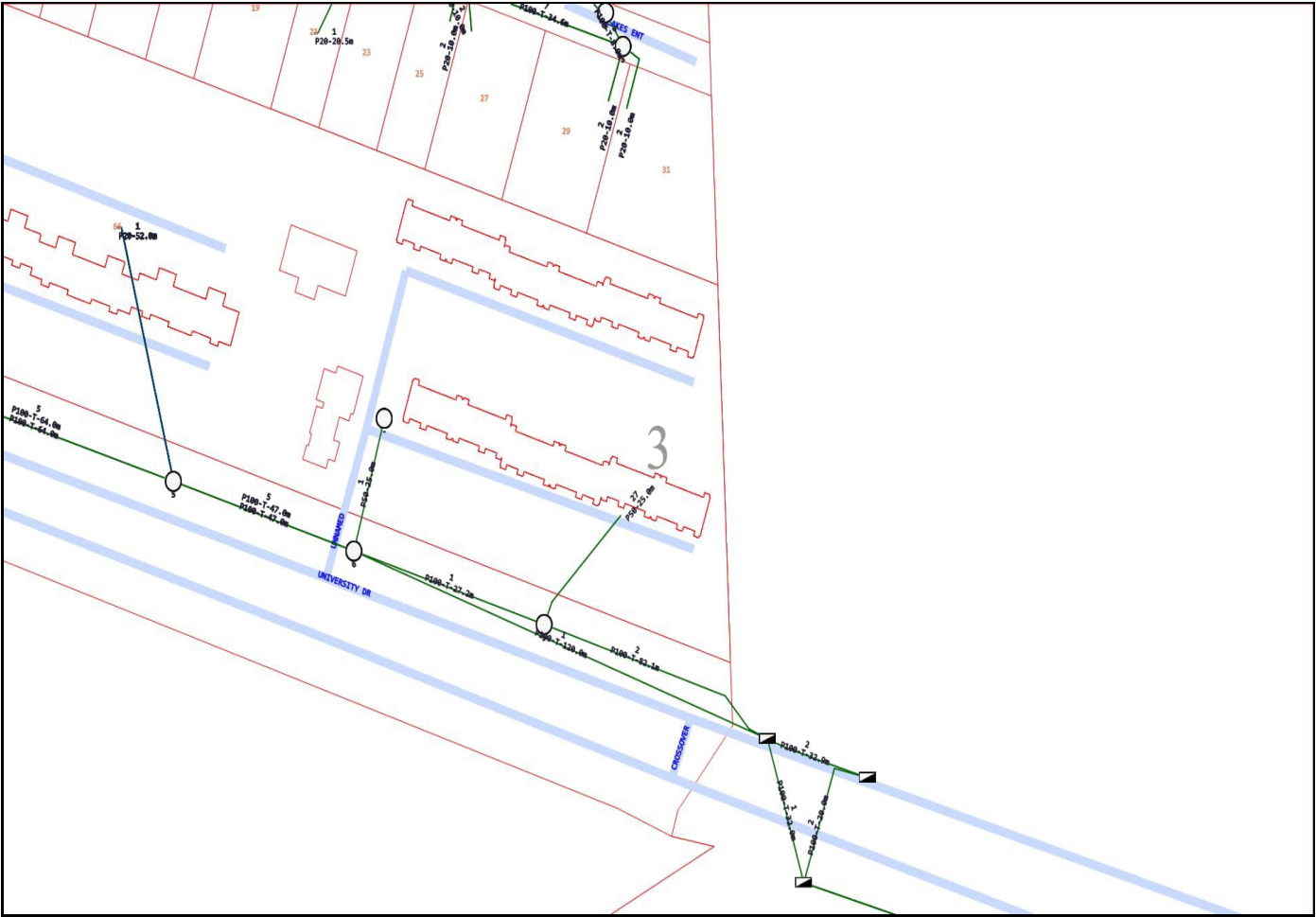
LEGEND

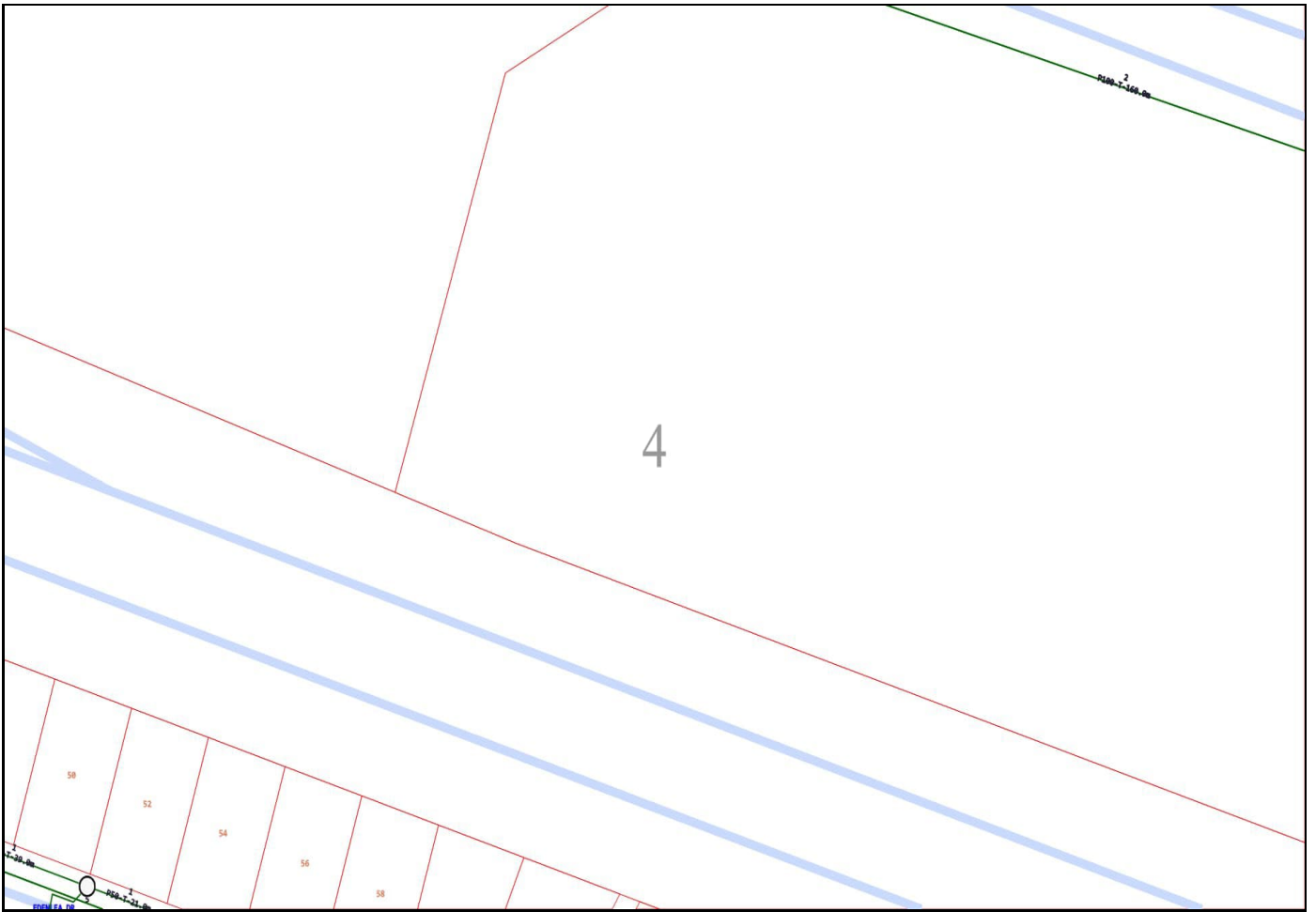


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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









Emergency Contacts

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

To: Mark Nelson
Phone: Not Supplied
Fax: Not Supplied
Email: mnelson@deq.com.au

Dial before you dig Job #:	51250791	
Sequence #	261574068	
Issue Date:	23/09/2025	
Location:	35 University Drive , Meadowbrook , QLD , 4131	

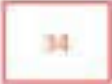
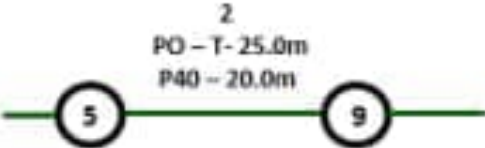
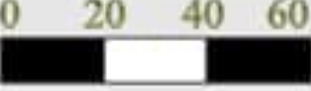
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

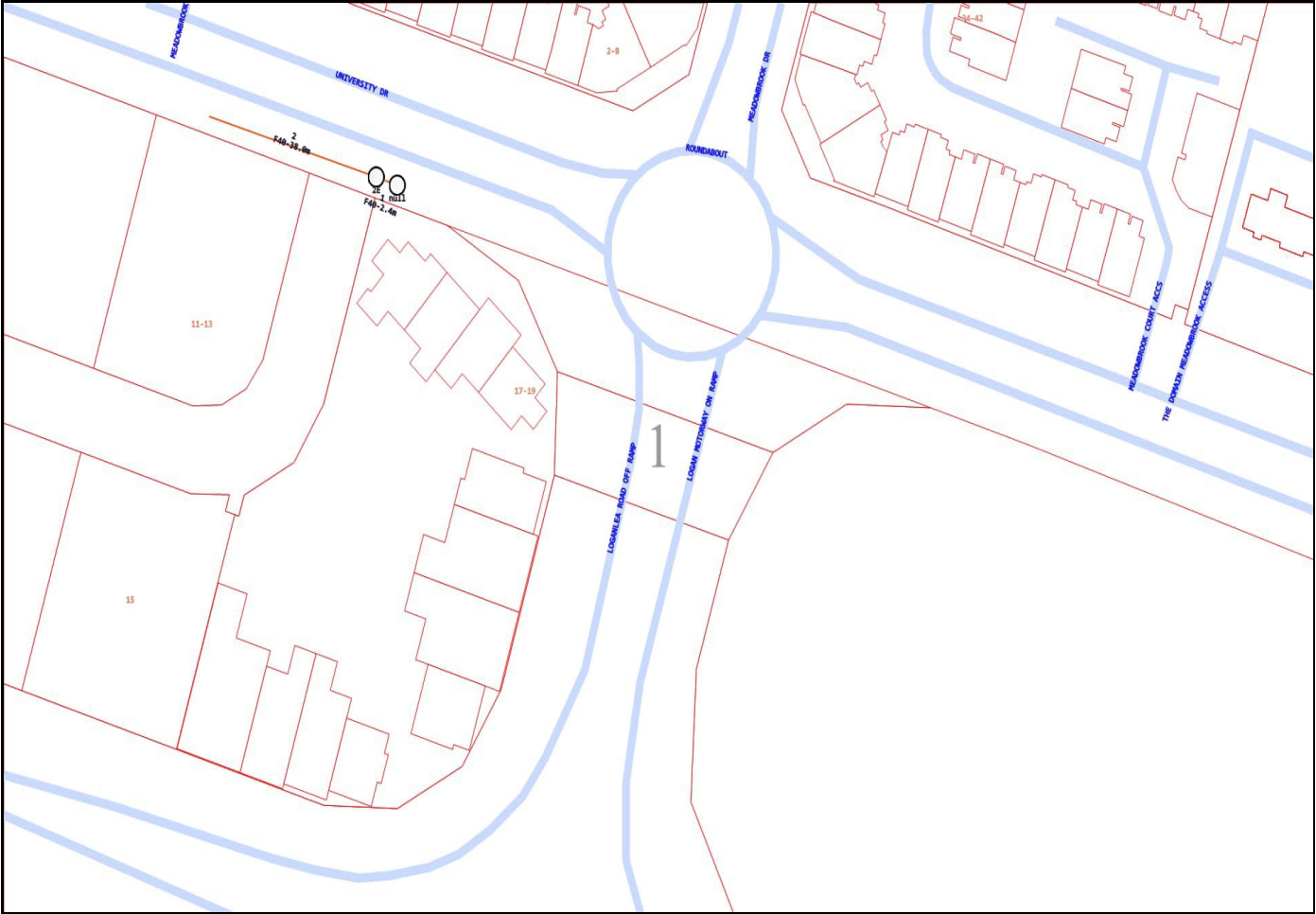
1	3
2	4



LEGEND

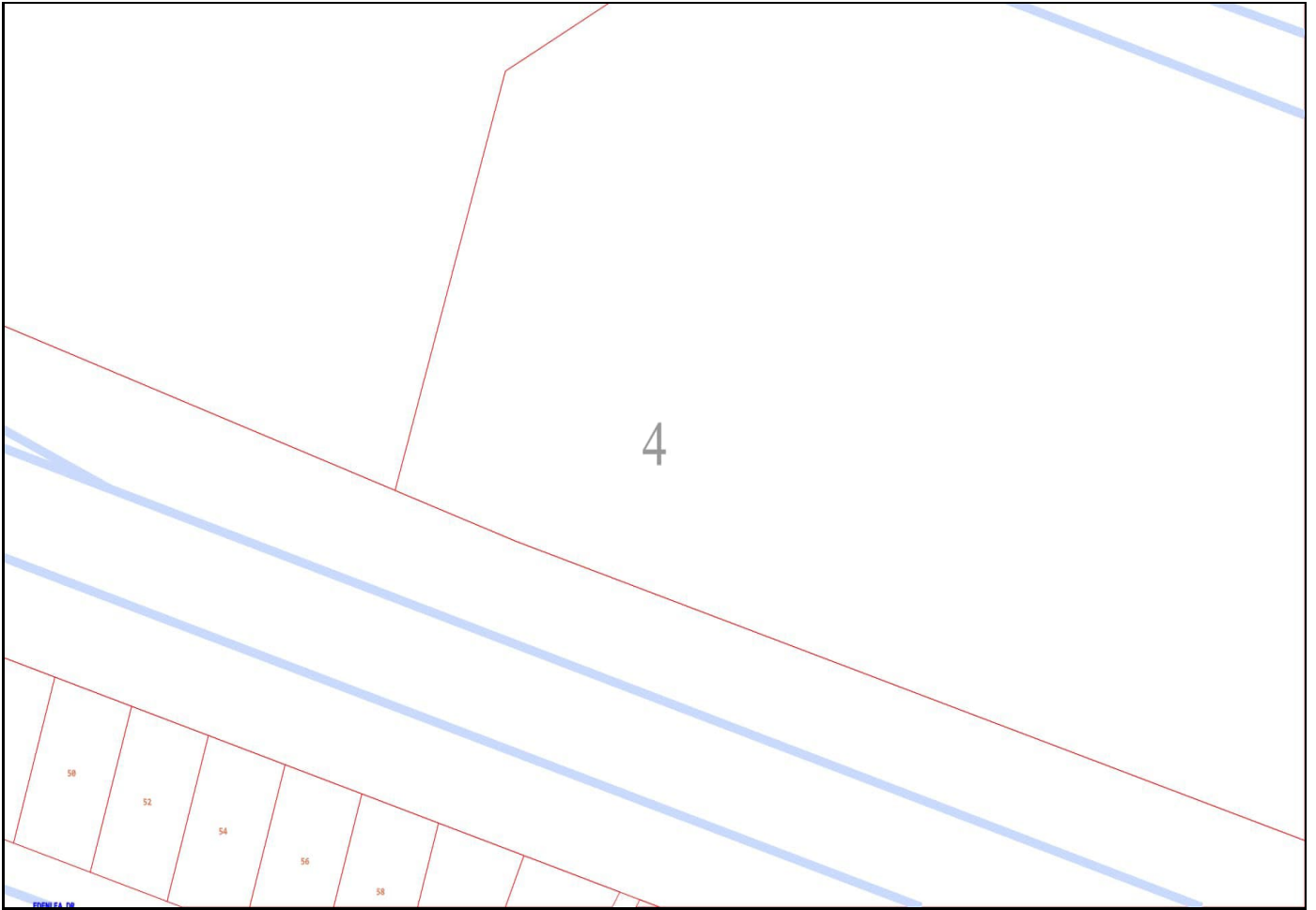


	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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









Emergency Contacts

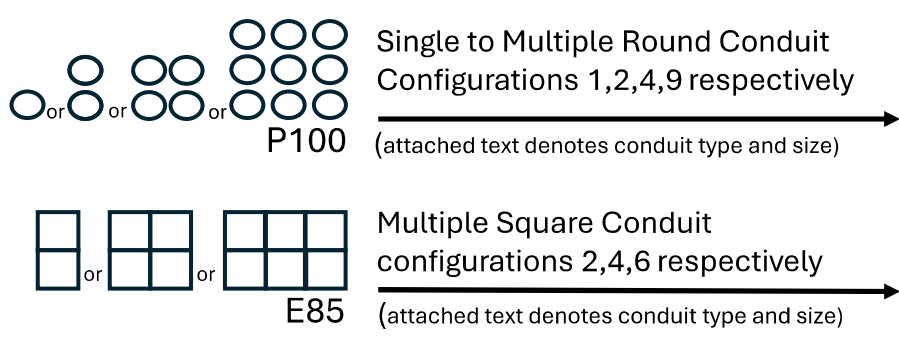
You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

LEGEND



	Leadin terminates at a Customer Address
	Exchange Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra

	Cable Jointing Pit Number / Letter indicating Pit type/size
	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



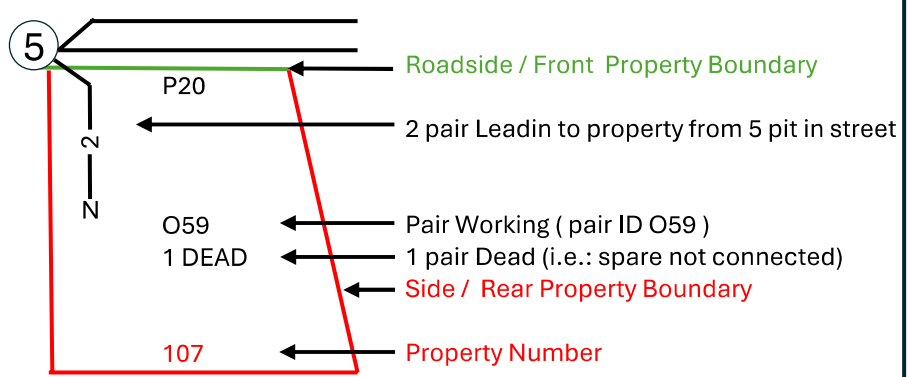
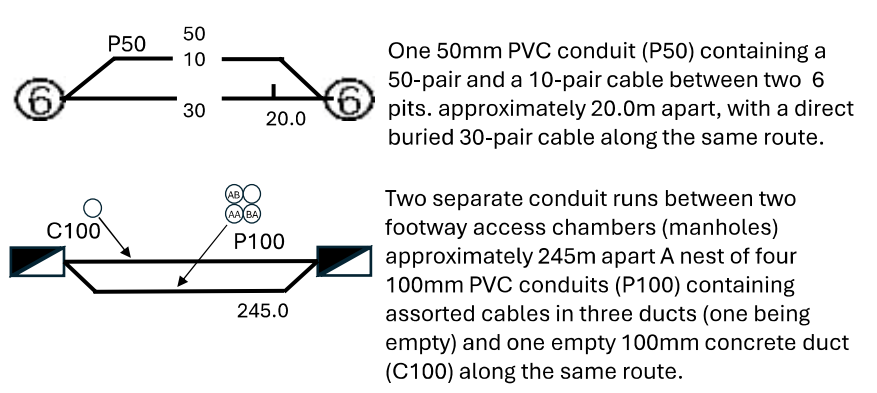
Some examples of conduit type and size:

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

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

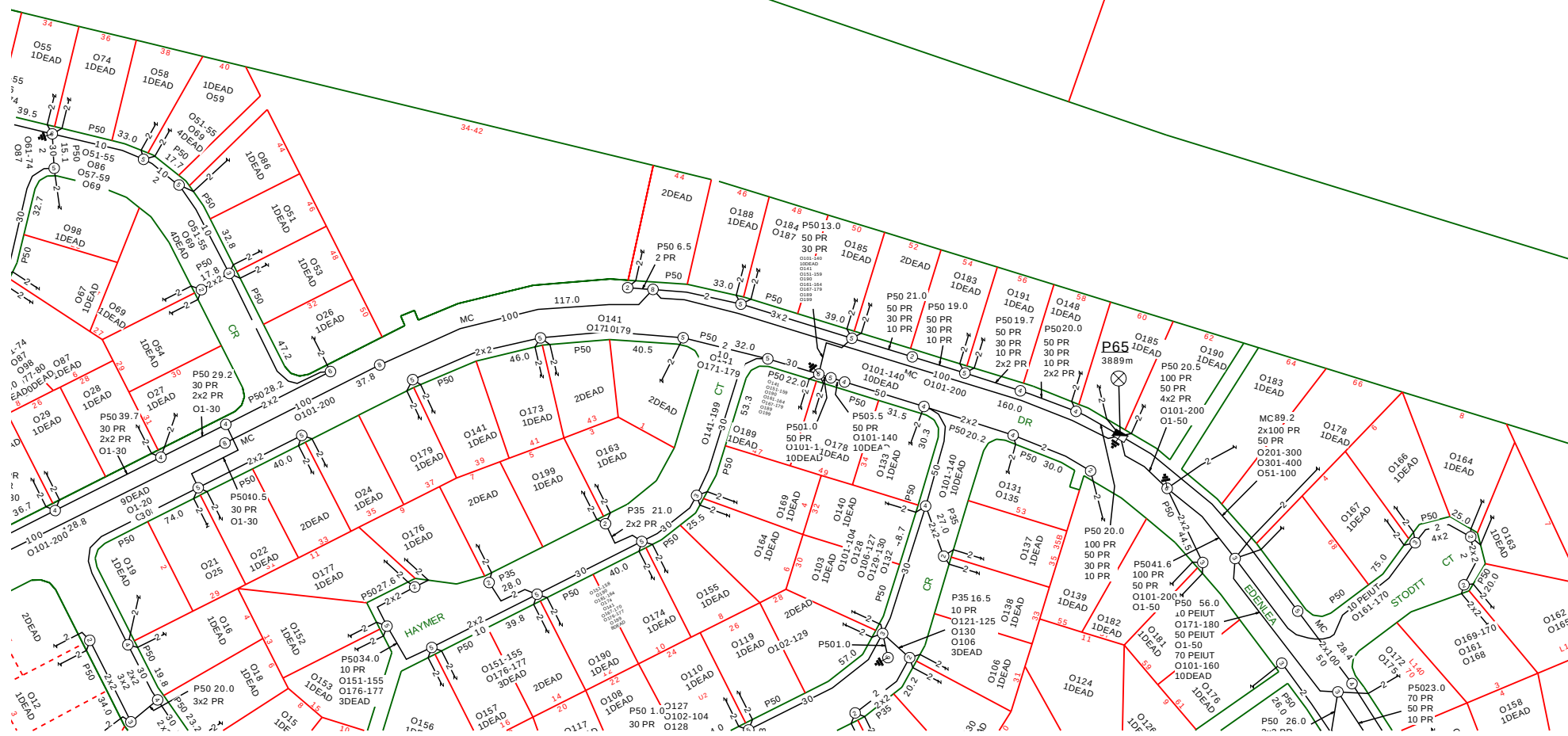
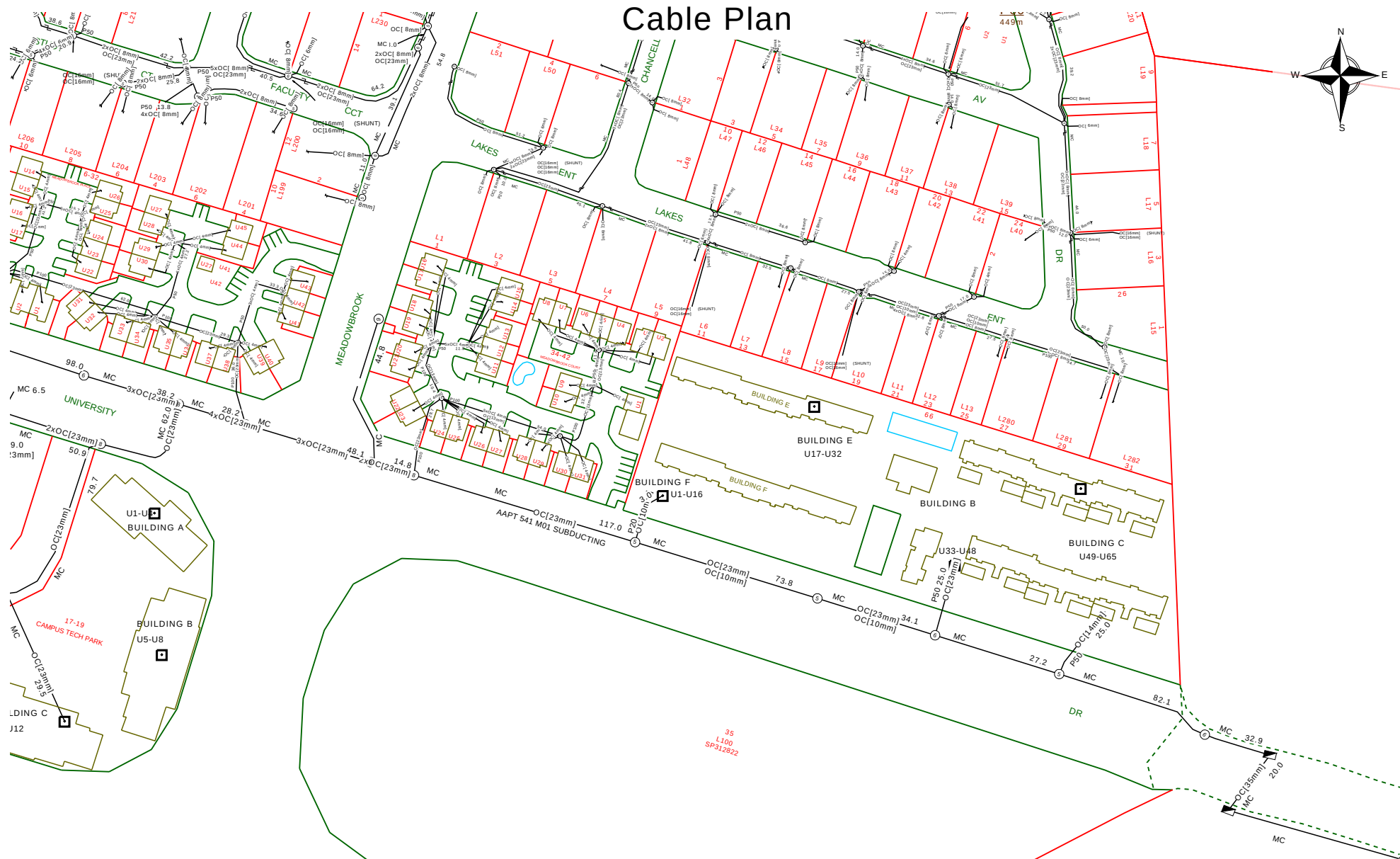
Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

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



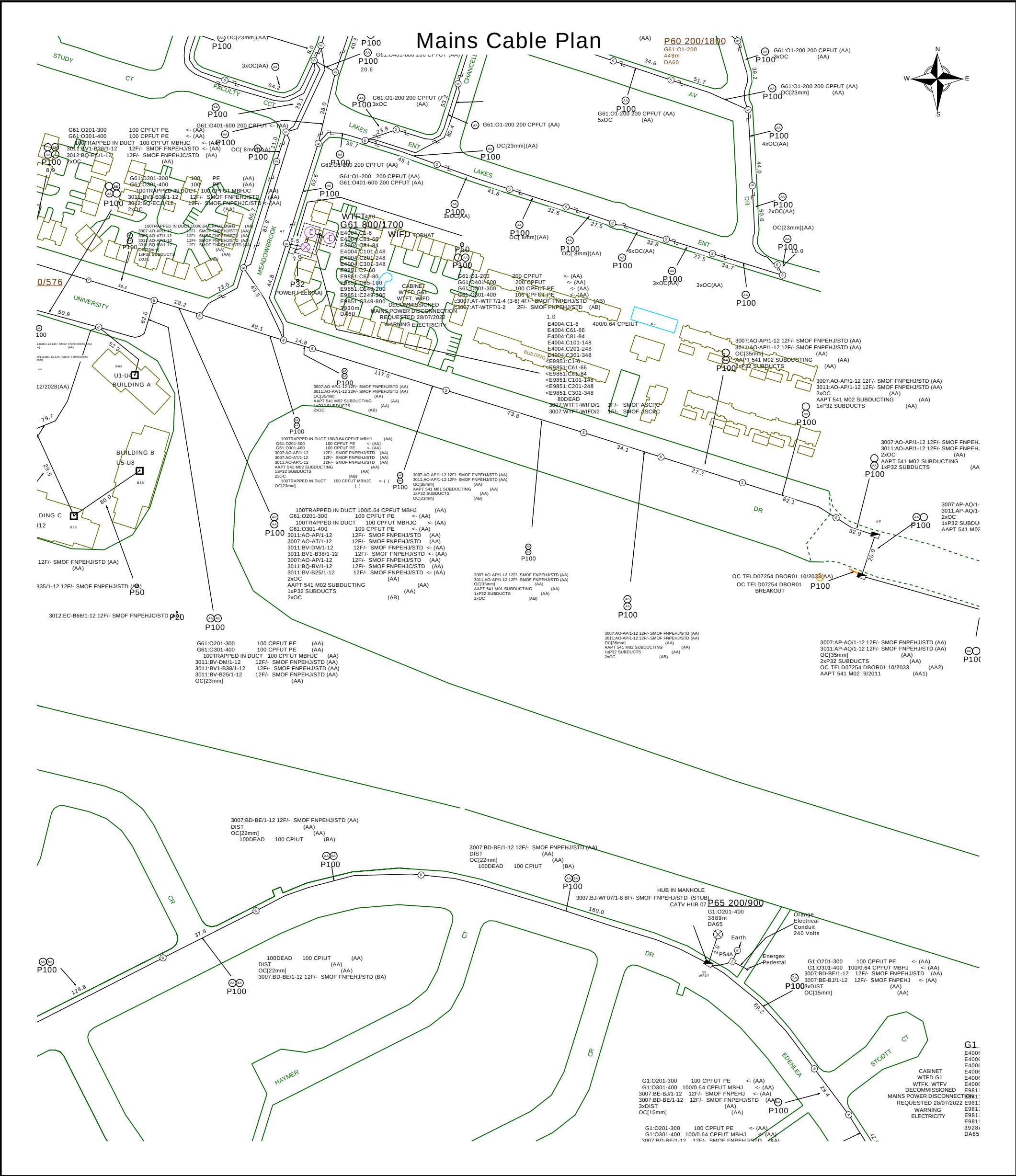
Sequence Number: 261574073

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

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

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

Page 1 of 2





Report Damage:<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 23/09/2025 15:06:25

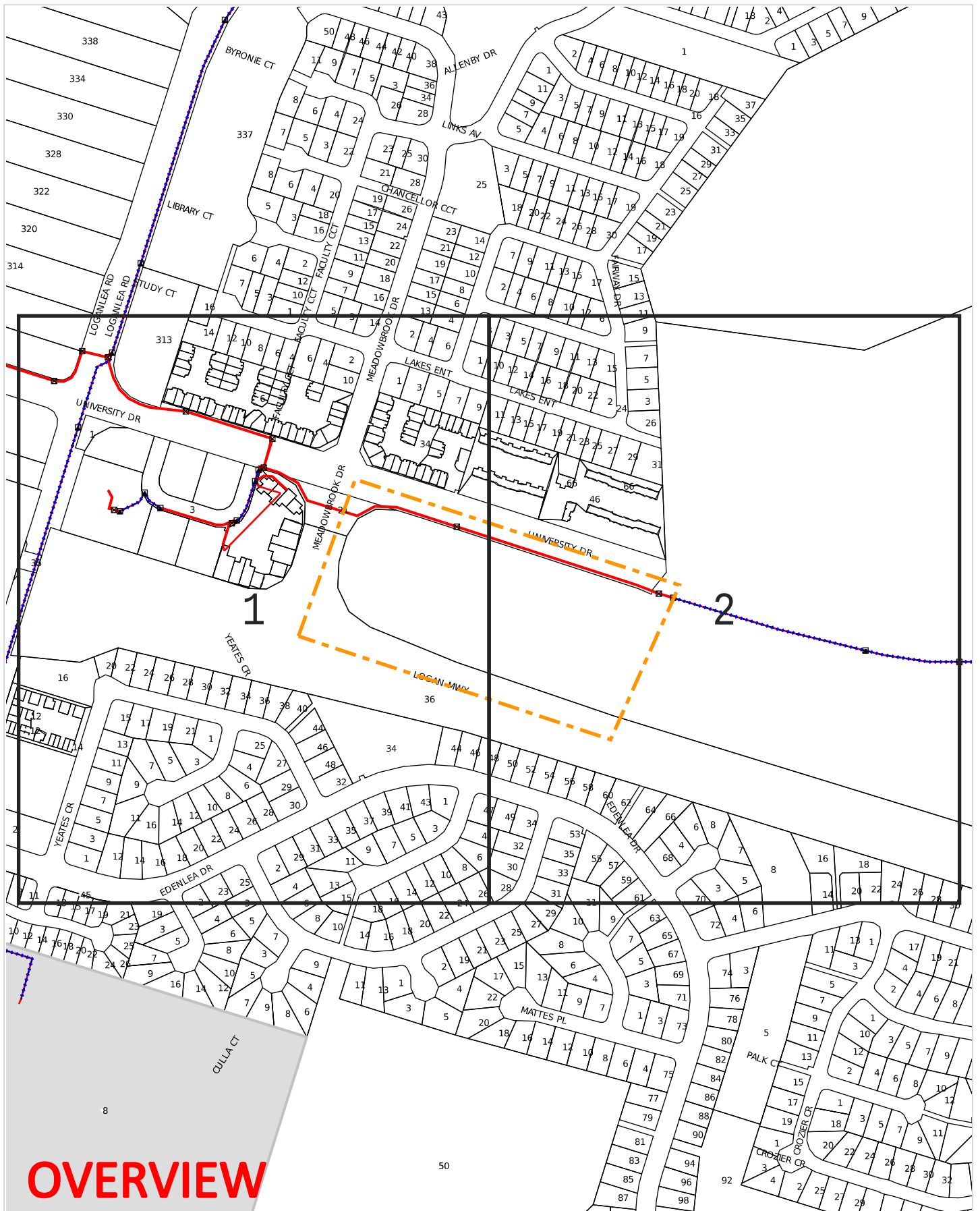
Sequence Number: 261574073

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

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

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

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



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

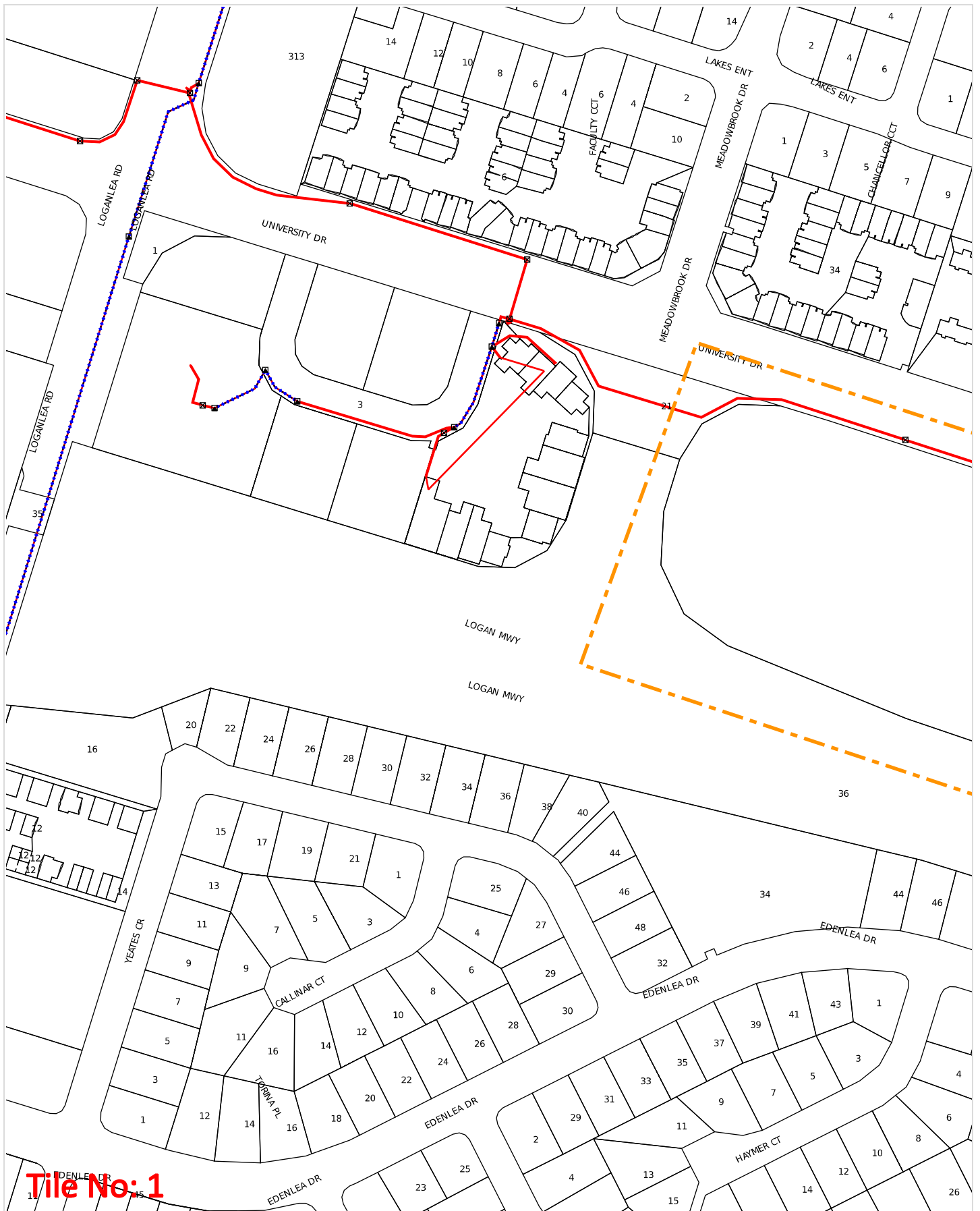
Sequence Number: 261574069

Date Generated: 23 Sep 2025



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





Tile No: 1

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

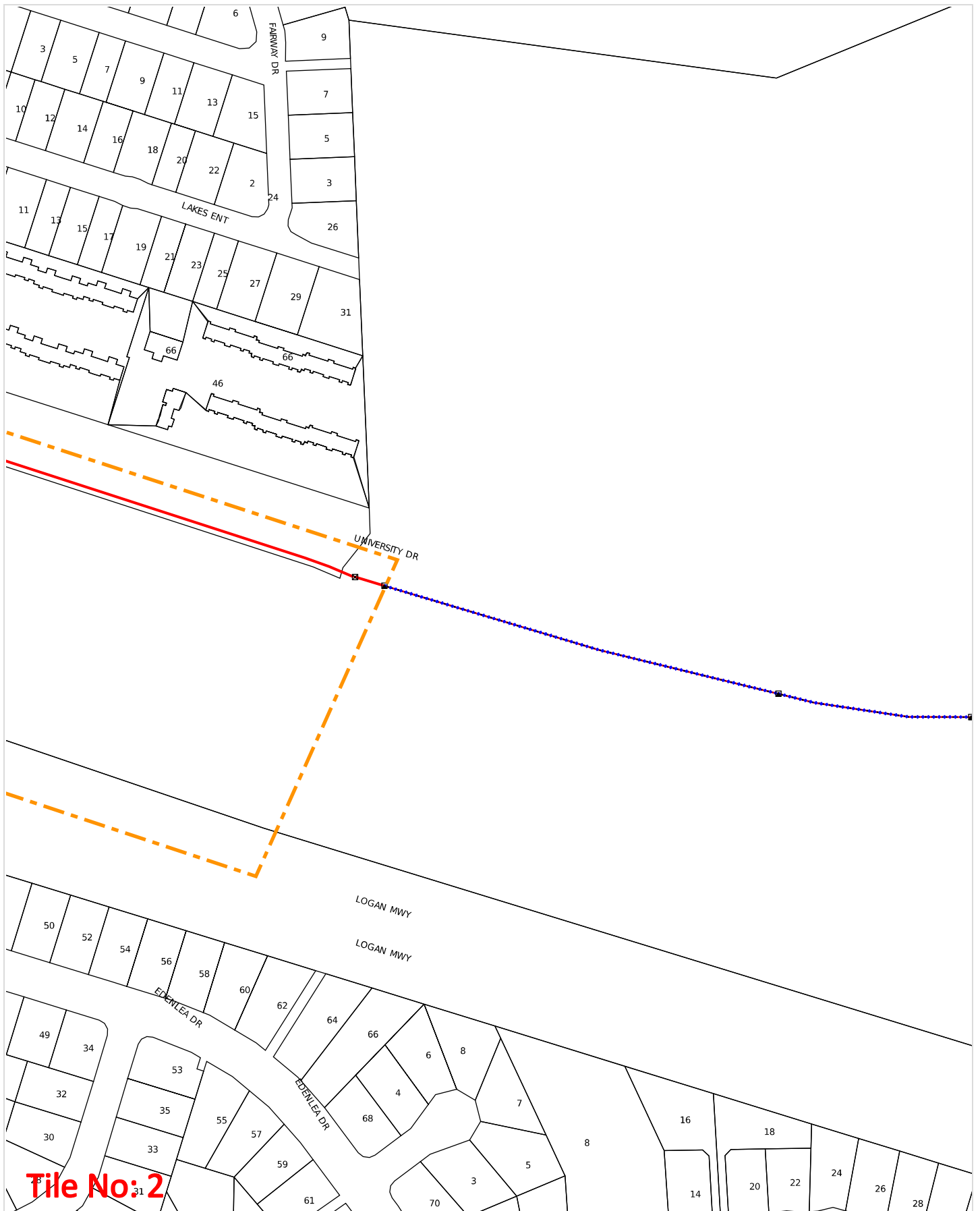
Sequence Number: 261574069

Date Generated: 23 Sep 2025



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





File No: 2

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

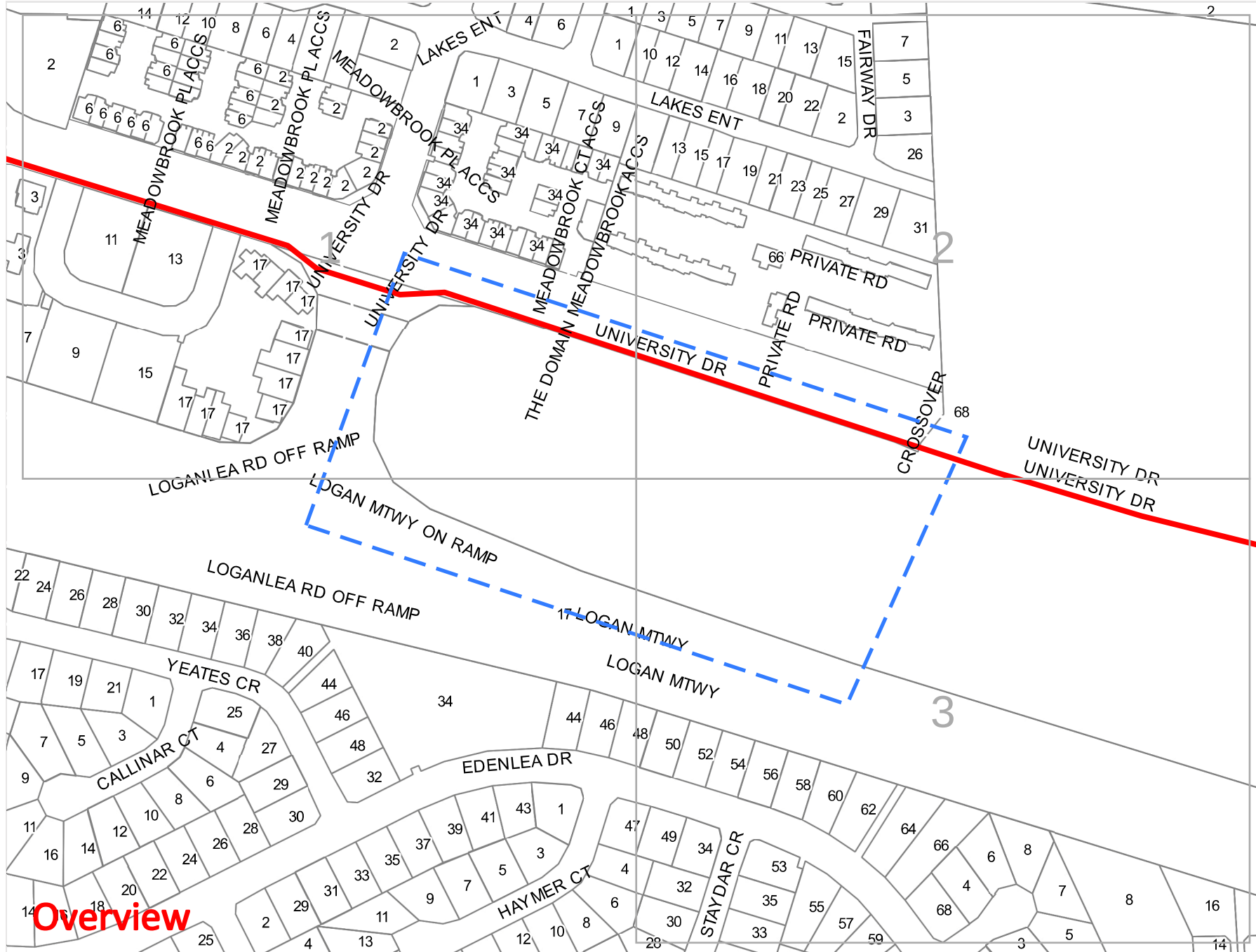
Sequence Number: 261574069

Date Generated: 23 Sep 2025



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





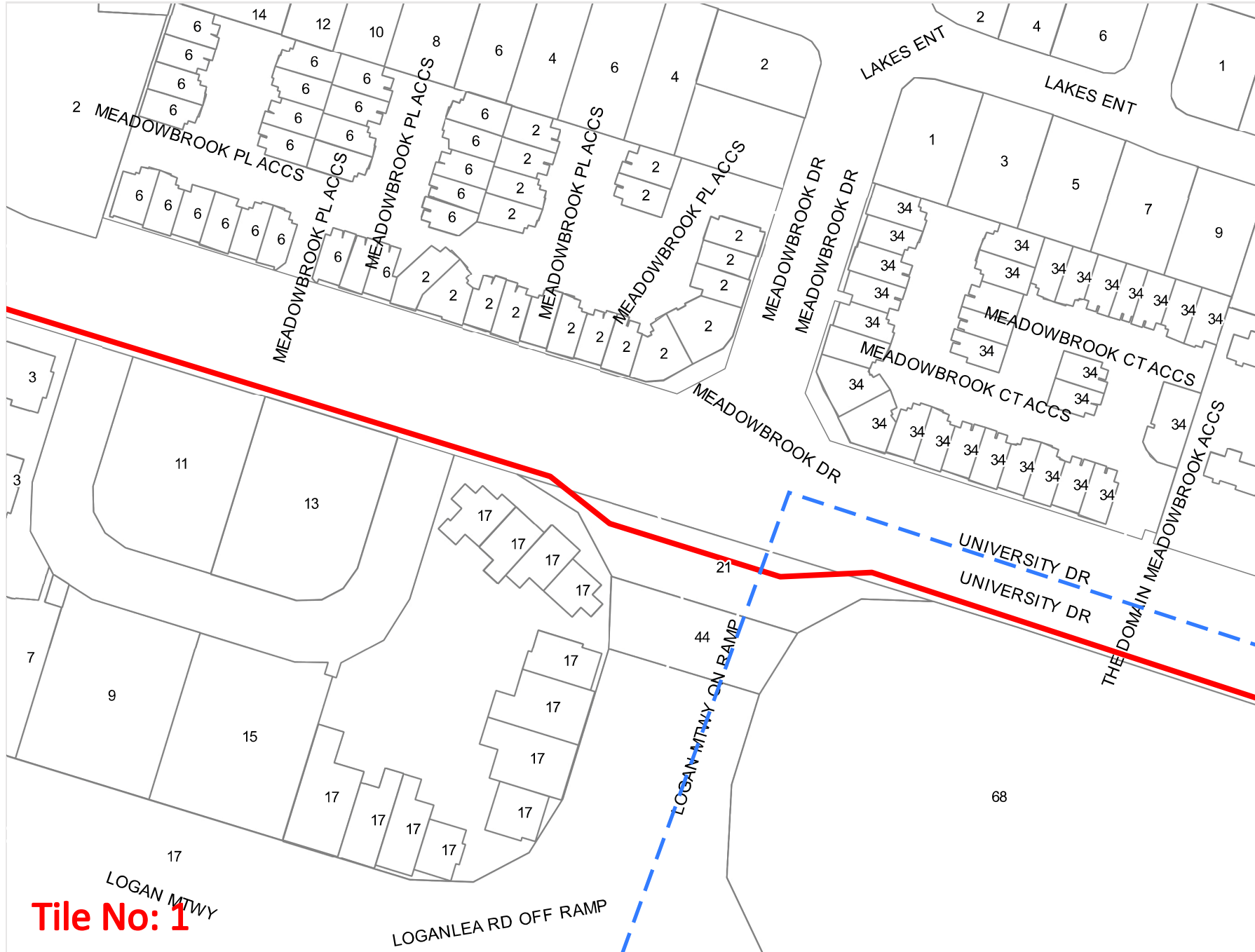
Legend

- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre



Scale: 1:3075
Expires: 21 Oct 2025

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



Legend

- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre



Scale: 1:1500
Expires: 21 Oct 2025

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

Tile No: 1



Legend

- Enquiry Area
- AARNET Fibre Optic Assets
- AARNET Power Assets
- Cadastre



Scale: 1:1500
Expires: 21 Oct 2025

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

Tile No: 2



Legend

- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre



Scale: 1:1500
Expires: 21 Oct 2025

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

Tile No: 3

Before You Dig Australia (BYDA)

Asset Location Response



PO Box 3226 Logan City DC QLD 4114 • 150 Wembley Road, Logan Central
p (07) 3412 3412 • e council@logan.qld.gov.au • www.logan.qld.qov.au • ABN 21-627-796 435



Mark Nelson
5 Parkview Street
Milton QLD 4064
mnelson@deq.com.au

Logan City Council has been advised that you have placed an enquiry through the Before You Dig Australia service. Our records indicate the enquiry with the following details are affecting Logan City Council asset(s).

Enquiry Details	
Sequence Number	261574070
Enquiry Date	23/09/2025 15:00
Response	AFFECTED
Address	35 University Drive Meadowbrook
Location in Road	Footpath,Nature Strip,Road
Activity	Manual Excavation

Please review plans attached and contact Logan City Council prior to commencing works:

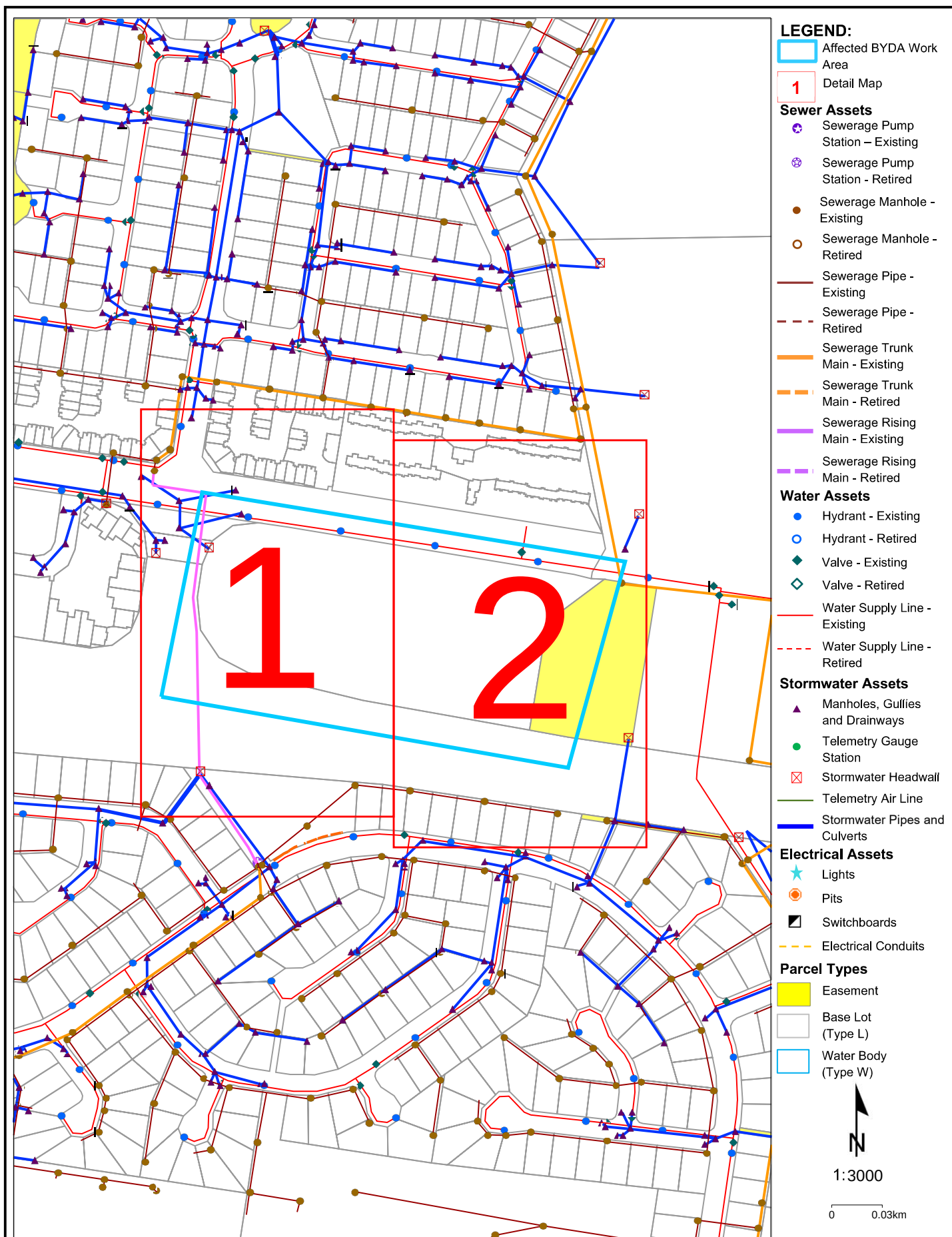
Logan City Council now provides a limited amount of As-Constructed and Drainage Plans on-line, click on the [Logan City As-Constructed Plans](#) link and type in the property address you are seeking. Unfortunately, not all properties will have plan records accessible on-line. The following options are available to customers should a record not be available:

- For **As Constructed Private Sewer/Roofwater (Inside Properties)**
Contact *Development Assessment, Building & Plumbing*
p: (07) 3412 5269
Alternatively visit our Website Link to the relevant PS1 or PS2 forms:
[Logan City As-Constructed Plans](#)
- For **As Constructed Private Sewer/Water/Stormwater (Outside Properties)**
Contact *Road Infrastructure Planning*
p: (07) 3412 5282
Alternatively visit our Website Link for PS3 forms:
[Logan City As-Constructed Plans](#)

If you need more assistance please call us on 07 3412 3412 or email us at council@logan.qld.gov.au.

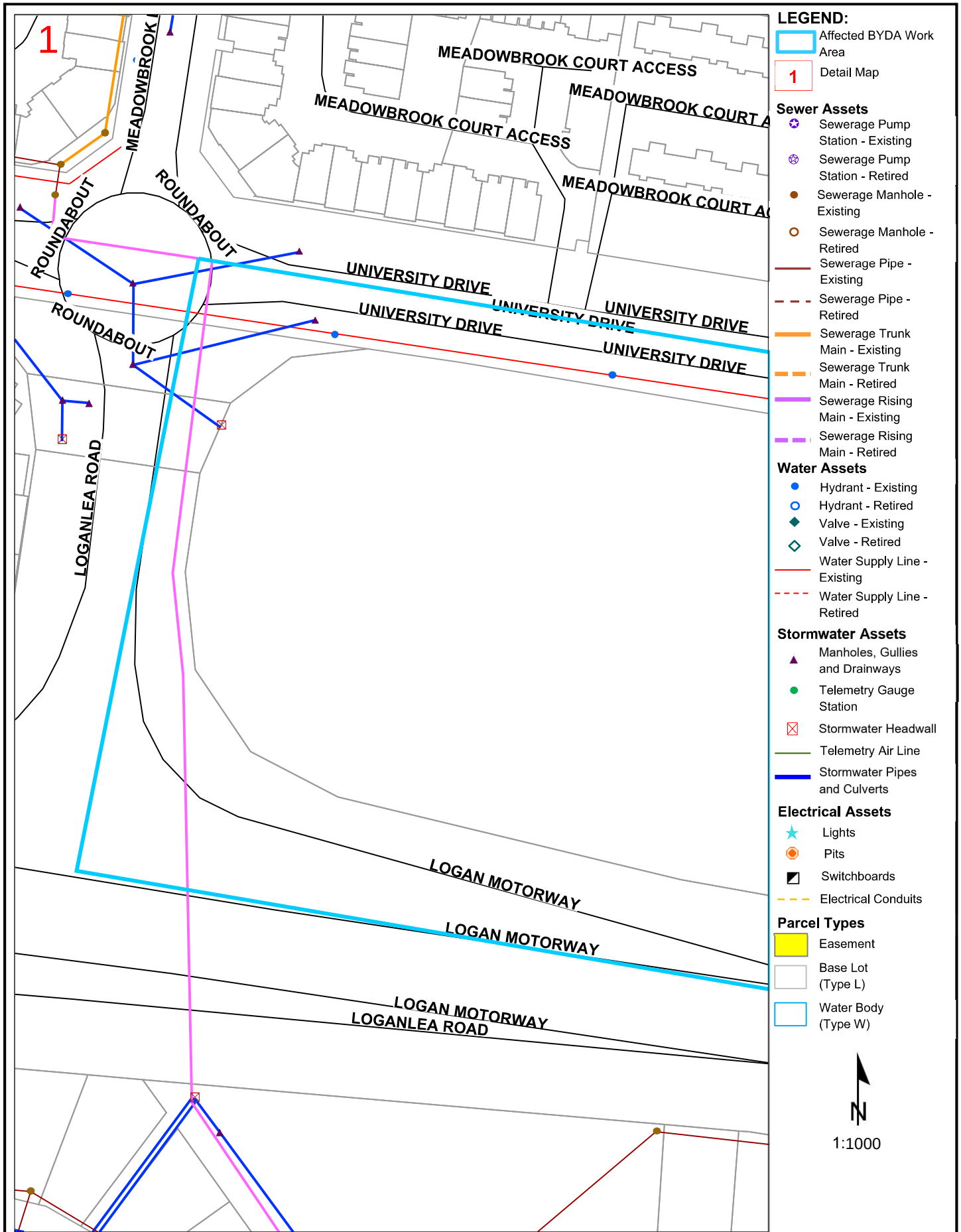
Disclaimer: This document is confidential to the addressee and may also be privileged, and neither confidentiality nor privilege is waived, lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from Council's records is believed to be accurate, but no responsibility is assumed for any error or omission. Council will only accept responsibility for information contained under official letterhead and duly signed by, or on behalf of, Chief Executive Officer.

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



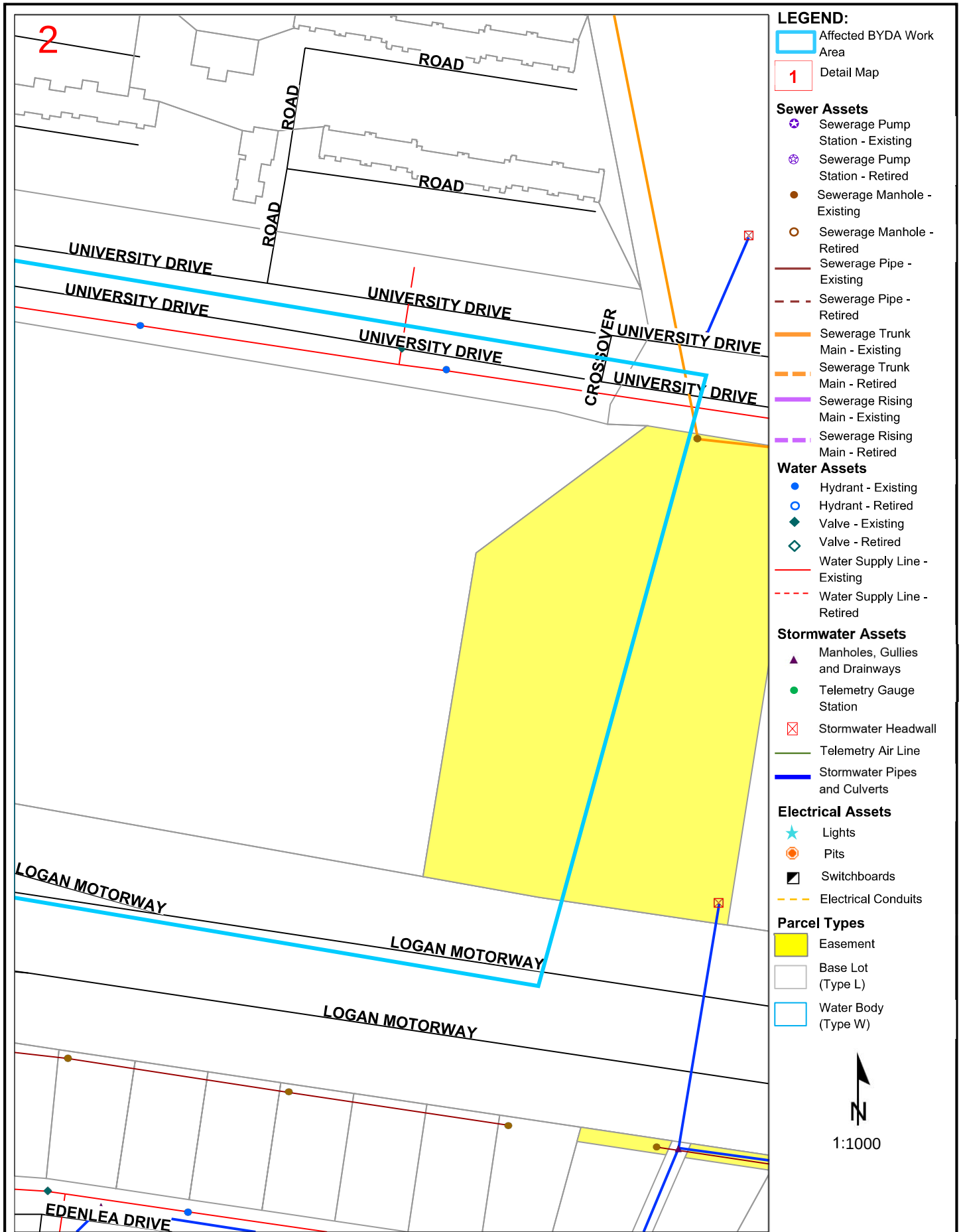
Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines, The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines, The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:1538
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 1**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 2**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 3**

CAUTION - HIGH
VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 4**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 5**

CAUTION - HIGH
VOLTAGE

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



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



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 6**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 7**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 8**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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



BYDA

Sequence: 261574071
Date: 23/09/2025

Scale: 1:500
Tile No: **Tile No: 9**

**CAUTION - HIGH
VOLTAGE**

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

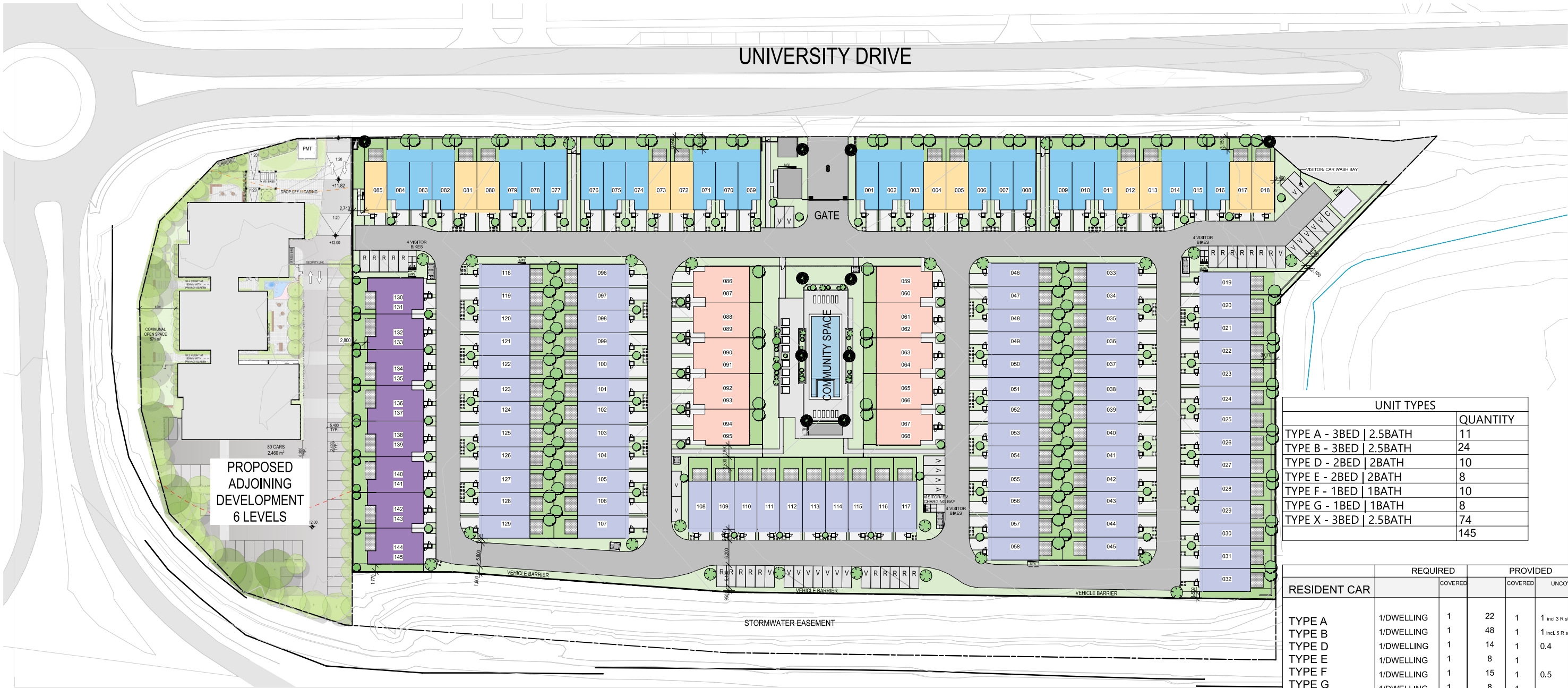
AS5488 Category "D" Plan



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

APPENDIX D

DEVELOPMENT PROPOSAL



UNIT TYPES		QUANTITY
TYPE A - 3BED | 2.5BATH		11
TYPE B - 3BED | 2.5BATH		24
TYPE D - 2BED | 2BATH		10
TYPE E - 2BED | 2BATH		8
TYPE F - 1BED | 1BATH		10
TYPE G - 1BED | 1BATH		8
TYPE X - 3BED | 2.5BATH		74
		145

RESIDENT CAR		REQUIRED		PROVIDED	
			COVERED	COVERED	UNCOVERED
TYPE A	1/DWELLING	1	22	1	1 incl.3 R street car bay
TYPE B	1/DWELLING	1	48	1	1 incl. 5 R street car bay
TYPE D	1/DWELLING	1	14	1	0,4
TYPE E	1/DWELLING	1	8	1	
TYPE F	1/DWELLING	1	15	1	0,5
TYPE G	1/DWELLING	1	8	1	
TYPE X	1/DWELLING	1	148	1	1 incl.14 R street car bay
TOTAL		145	145	263	145 118
VISITOR CAR CARETAKER WASHING BAY EV				1/6 DWELLING (INCL. 2 AT MANAGERS)	
				1	
				1	
				1	
TOTAL				26	
VISITOR BIKE	1/12 DWELLING				
TOTAL		12		12	

1 SITE PLAN - MASTER PLAN
SCALE 1:500 @ A1
SCALE 1:1000 @ A3

SITE COVER(m2)
10,831.43 29.7%

SOFT LANDSCAPING(m2)
11,503.83 31.4%

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

ÄZURE

0 5 10 15 20 25 30 35 40 45 50
SCALE 1: 500 @ A1
SCALE 1: 1000 @ A3



GENERAL NOTES
1. Clouing, and the description of 'changes' in the title block, is for guidance only and may not cover all edits to the drawing since last issue.
2. Cottee Parker Architects Pty Ltd asserts copyright of this drawing. It may not be used, retained or copied without permission.

BIMcloud: CPACLD8IMM01 - BIMcloud2500/7913 35 University Dr Meadowbrook Master: 26/08/20: 5:32 PM

UNIVERSITY DRIVE

GATE

COMMUNITY SPACE

STORMWATER EASEMENT

LOGAN MOTORWAY

35 UNIVERSITY DRIVE

35 UNIVERSITY DRIVE, MEADOWBROOK
CLIENT - ÄZURE PROPERTY

MASTERPLAN AND DEVELOPMENT SUMMARY

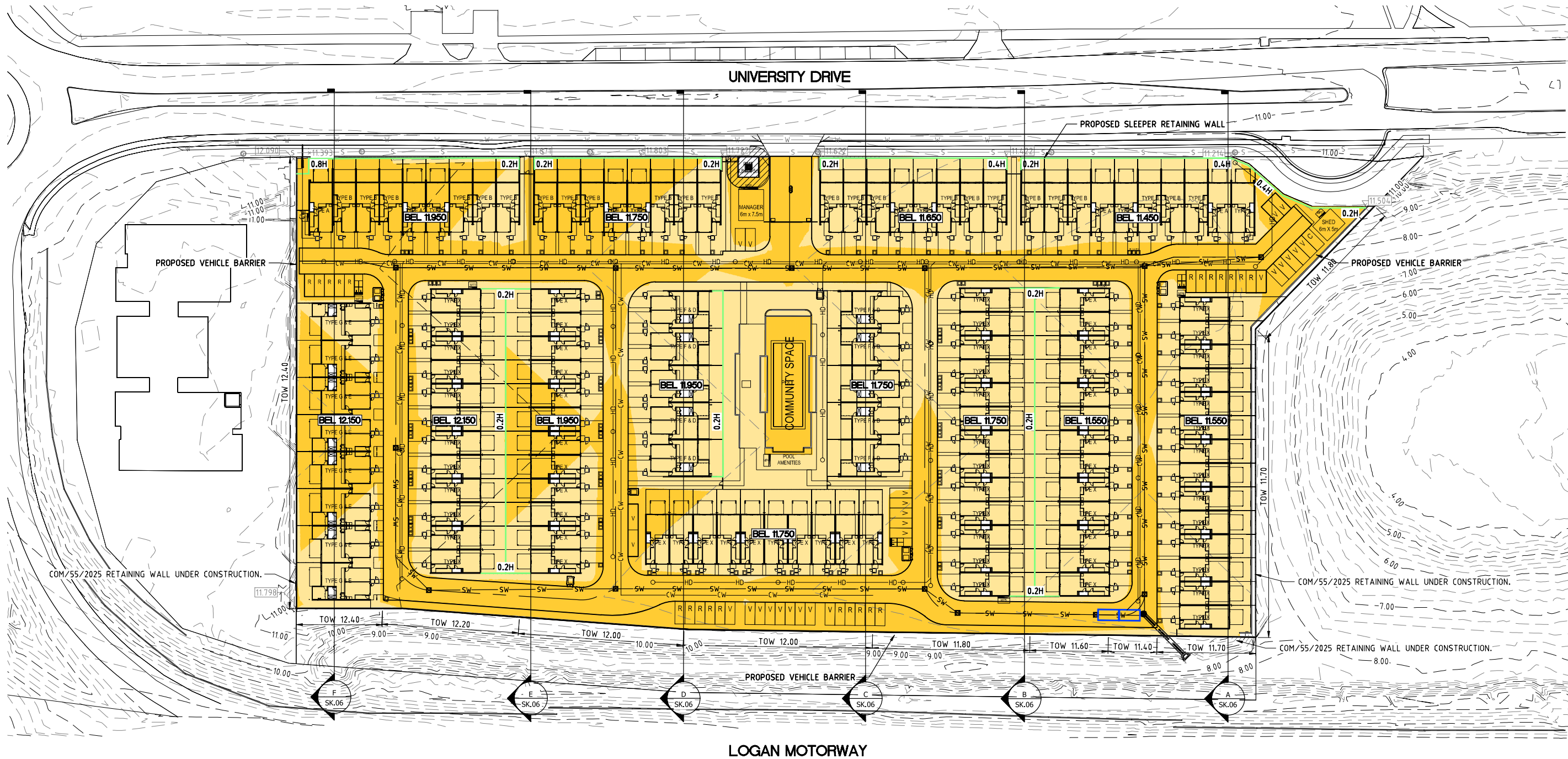
SD
7913
SD1002
C

APPENDIX E

CIVIL SITEWORKS EARTHWORKS PLANS

LEGEND - EARTHWORKS

- 9.0
30.98
- EXISTING CONTOURS
EXISTING SPOT LEVEL
- PROPOSED CUT AREA
- PROPOSED FILL AREA
- BEL 0.000
0.00H
- PROPOSED BULK EARTHWORKS PAD
PROPOSED SLEEPER RETAINING WALL
PROPOSED RETAINING HEIGHT



0 5 10 15 20 25m
SCALE 1:500
SCALE BEFORE REDUCTION

GENERAL NOTES

DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING. VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT 1975 AS AMENDED, STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.

ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES.

2	20.08.26	DEVELOPMENT APPLICATION
1	19.08.26	DEVELOPMENT APPLICATION
REV	ISSUE DATE	REVISION

CONSULTANT:

JOB NO. 22.3273

DEVELOPED BY:

PROJECT:



Consulting Engineers
Civil, Structural and Soil Testing
DEQ Consulting Pty Ltd t/a ABN 53 065 711 248 E: soiltesting@deq.com.au

5 Parkview Street
Milton Qld. 4064
P: (07) 3367 0211
F: (07) 3367 0265
W: www.deq.com.au
E: structural@deq.com.au
E: civil@deq.com.au

ÀZURE

AZD.COM.AU

ADDRESS:
35 UNIVERSITY DRIVE
MEADOWBROOK

DRAWN BY: MN
AZD JOB No.: P25025

SCALE: AS SHOWN

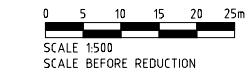
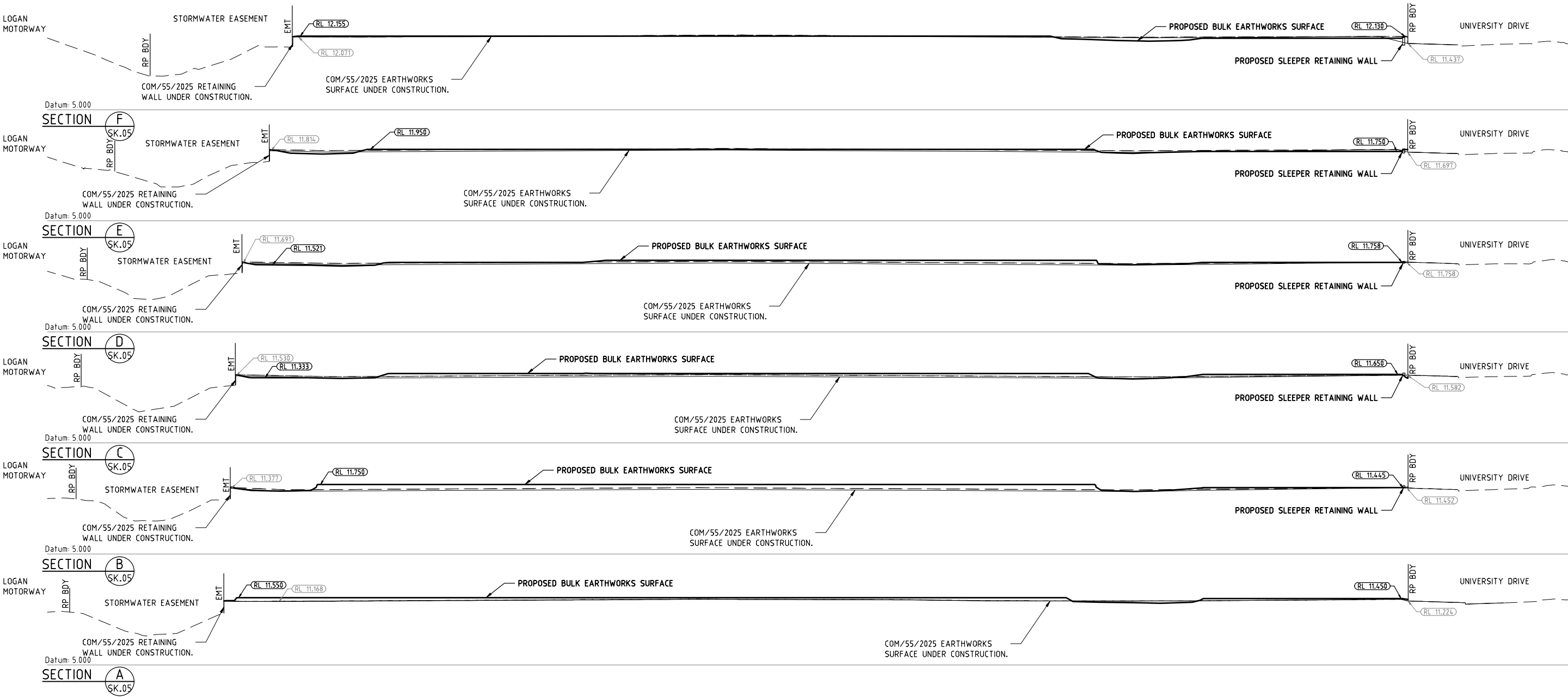
DRAWING TITLE:
BULK EARTHWORKS
CONCEPT PLAN

DRAWING No.: DA-C-005

REVISION: 2

LEGEND - EARTHWORKS SECTIONS

EXISTING LEVELS
PROPOSED BULK EARTHWORKS LEVELS
EXISTING SURFACE PROFILE
PROPOSED BULK EARTHWORKS PROFILE



GENERAL NOTES
DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.
VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT.
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT 1975 AS AMENDED, STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.
ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES.
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES.

2	20.08.26	DEVELOPMENT APPLICATION
1	19.08.26	DEVELOPMENT APPLICATION
REV	ISSUE DATE	REVISION

CONSULTANT: **DEQ** DESIGN ENGINEERS QUEENSLAND
Consulting Engineers
Civil, Structural and Soil Testing
DEQ Consulting Pty Ltd t/a ABN 53 065 711 248 E: soiltesting@deq.com.au

JOB NO. 22.3273

DEVELOPED BY: **ÀZURE**
AZD.COM.AU

PROJECT:

ADDRESS:
**35 UNIVERSITY DRIVE
MEADOWBROOK**

DRAWN BY: MN
AZD JOB No.: P25025
SCALE: AS SHOWN
DRAWING TITLE: **BULK EARTHWORKS
CONCEPT SECTIONS**
DRAWING No.: DA-C-006
REVISION: 2

APPENDIX F

CIVIL SITEWORKS CONCEPT PLANS

APPENDIX G

EROSION AND SEDIMENT CONTROL INSPECTION CHECKLISTS

DAILY SITE INSPECTION**LOCATION****SITE SUPERVISOR** **DATE****SIGNATURE**Legend: ☐ OK ☐ Not OK N/A Not applicable

Item	Consideration	Assessment
1	All tradespeople working on the site have been informed of the erosion and sediment control requirements of the site.	.....
2	All required builder identification, safety notices, and pollution (e.g. litter and sediment control) management signs are visible.	.....
3	The work site and all erosion and sediment control measures do not represent a safety risk to tradespeople or the public.	.....
4	Public roadways are clear of sediment.	.....
5	Turfing on the footpath area is clear of sediment, sand and mud.	.....
6	Entry/exit pads are clear of excessive sediment deposition.	.....
7	Entry/exit pads have adequate available void spacing to trap sediment.	.....
8	The construction site is clear of litter and unconfined rubbish.	.....
9	Long-term (> 24 hours) soil/sand stockpiles are protected from wind, rain, and stormwater flow.	.....
10	At end of day, all short-term soil/sand stockpiles located	

- outside the sediment control zone have been removed and cleaned.
- 11 No dust problems exist on the site.
- 12 Up-slope “clean” water is being appropriately diverted through the site in a non-erosive manner.
- 13 Drainage lines are free of soil scour and sediment deposition.
- 14 Stormwater flow down exposed earth batters does not cause erosion.
- 15 Appropriate erosion controls of all finished soil disturbances have been discussed with the client.
- 16 Sediment fences have been correctly installed (e.g. fabric buried and standing up-slope of stakes) and are free of damage.
- 17 Sediment fences have been installed in a manner that will allow sediment-laden stormwater to temporarily pond and settle behind the fence rather than flow around the fence.
- 18 Appropriate sediment controls have been placed adjacent to, or around, stormwater inlets—as appropriate for the type of inlet.
- 19 All sediment traps are free of excessive sediment deposition.
- 20 Finished service trenches have been appropriately backfilled, compacted and stabilised.
- 21 All reasonable and practicable measures are being taken to control sediment runoff from the site.
- 22 The site is adequately prepared for potential storms.
- 23 Adequate stockpiles exist of ESC materials, such as extra sediment fence fabric.
- 24 Temporary downpipes have been correctly connected to any installed roof gutters.

WEEKLY SITE INSPECTION

LOCATION

INSPECTION OFFICER DATE

SIGNATURE

Legend: ☐ OK ☐ Not OK N/A Not applicable

	Consideration	Assessment
Item		
1	Public roadways clear of sediment.	.....
2	Entry/exit pads clear of excessive sediment deposition.	.....
3	Entry/exit pads have adequate void spacing to trap sediment.	.....
4	The construction site is clear of litter and unconfined rubbish.	.....
5	Adequate stockpiles of emergency ESC materials exist on site.	.....
6	Site dust is being adequately controlled.	.....
7	Appropriate drainage and sediment controls have been installed prior to new areas being cleared or disturbed.	.....
8	Up-slope "clean" water is being appropriately diverted around/through the site.	.....
9	Drainage lines are free of soil scour and sediment deposition.	.....
10	No areas of exposed soil are in need of erosion control.	.....
11	Earth batters are free of "rill" erosion.	.....
12	Erosion control mulch is not being displaced by wind or water.	.....
13	Long-term soil stockpiles are protected from wind, rain and stormwater flow with appropriate drainage and	.....

erosion controls.

- | | | |
|----|--|-------|
| 14 | Sediment fences are free from damage. | ..... |
| 15 | Sediment-laden stormwater is not simply flowing “around” the sediment fences or other sediment traps. | ..... |
| 16 | Sediment controls placed up-slope/around stormwater inlets are appropriate for the type of inlet structure. | ..... |
| 17 | All sediment traps are free of excessive sediment deposition. | ..... |
| 18 | The settled sediment layer within a sediment basin is clearly visible through the supernatant prior to discharge such water. | ..... |
| 19 | All reasonable and practicable measures are being taken to control sediment runoff from the site. | ..... |
| 20 | All soil surfaces are being appropriately prepared (i.e. pH, nutrients, roughness and density) prior to revegetation. | ..... |
| 21 | Stabilised surfaces have a minimum 70% soil coverage. | ..... |
| 22 | The site is adequately prepared for imminent storms. | ..... |
| 23 | All ESC measures are in proper working order. | ..... |

APPENDIX H

DEVELOPMENT CODES



**CIVIL SITEWORKS CODE
COMPLIANCE REPORT**

FOR

**PROPOSED MULTI-UNIT DEVELOPMENT
35 UNIVERSITY DRIVE, MEADOWBROOK**

JOB No 26.1461

August 2026

CONTENTS

CONTENTS 2

FILLING AND EXCAVATION CODE..... 3

INFRASTRUCTURE CODE 9

EROSION AND SEDIMENT CONTROL HAZARD ASSESSMENT 24

FILLING AND EXCAVATION CODE

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
Protection of natural processes and ecosystems				
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	AO1 The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.		All earthworks are proposed to be undertaken in accordance with Logan Planning Scheme Policy 5 - Infrastructure. Erosion and sediment control measures will be implemented in accordance with Logan Planning Scheme Policy 5 – Infrastructure.	
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	AO2 Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.		All earthworks are proposed to be undertaken in accordance with Logan Planning Scheme Policy 5 - Infrastructure.	
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	AO3 Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.		All earthworks are proposed to be undertaken in accordance with Logan Planning Scheme Policy 5 - Infrastructure.	

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
Protection of existing and planned infrastructure				
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	AO4 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.		All earthworks are proposed to be undertaken in accordance with Logan Planning Scheme Policy 5 - Infrastructure.	
Protection and enhancement of personal health and safety and premises				
PO5 Filling or excavation works do not adversely affect personal health and safety.	AO5 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.		All earthworks are proposed to be undertaken in accordance with Logan Planning Scheme Policy 5 - Infrastructure.	

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
Surface water flow				
PO6 Surface water drainage does not cause any of the following: a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or c. diversion or concentration of flow from or onto adjoining premises or infrastructure.	A06 Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.		Stormwater drainage is proposed to be undertaken in accordance with Logan Planning Scheme Policy 5 – Infrastructure.	
Batters				
PO7 A batter:	A07 A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning		No permanent batters are proposed.	

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	scheme policy 5 - Infrastructure.			
Retaining walls				
PO8 A retaining wall: a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises	AO8 A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.		Retaining walls are proposed to be in accordance with Logan Planning Scheme Policy 5 – Infrastructure.	

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
that is being filled; g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance.				
Filling of a dam				
PO9 The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	AO9 The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	N/A		

INFRASTRUCTURE CODE

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
Provision, design, construction and location of infrastructure				
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	✓	Development provides for connections to existing infrastructure in accordance with Logan Planning Scheme Policy 5 – Infrastructure.	
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of	AO2 Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the	✓	Development provides for connections to existing infrastructure in accordance with Logan Planning Scheme Policy – Infrastructure, SEQ Code. Water – A new water service is proposed to the existing water main in University Drive. Sewer – A 150Ø sewer property connection is provided to the lot under COM/55/2025. Stormwater – A stormwater outlet to the existing stormwater easement within the site discharging over the	

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
v.	service that is efficient and equitable; minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement;	SEQ Water Supply and Sewerage Design and Construction Code;		eastern boundary is proposed under COM/55/2025.	
vi.	protects personal health, safety and premises;	d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code;		Vehicle access – A new crossover is provided to the lot under COM/55/2025.	
vii.	protects environmental values.	e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure ;			
		f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure ;			
		g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure ;			
		h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure ;			
		i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 -			

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
	j. Infrastructure; provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.			
Location of development				
PO3 Development is located to protect trunk infrastructure networks.	AO3 Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government			

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
	infrastructure plan mapping and tables.			
Fire fighting				
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots.</i>		Fire hydrant and technical design will be designed and constructed in accordance with the applicable Australian Standards and QFES requirements.	

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	AO5 Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater	N/A	Development within water service area.	

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
	tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.			
Waste management				
PO6 Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building	AO6 Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste		Development provides for refuse and recycling collection in accordance with Logan Planning Scheme Policy 9 – Waste Management.	

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
occupants, neighbouring properties and the public realm are minimised.	management.			
	AO6.2 Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.		Development provides for refuse and recycling collection in accordance with Logan Planning Scheme Policy 9 – Waste Management.	

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
Disposal of trade waste				
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	AO7 The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	N/A		
Roof water drainage and surface water drainage				

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development				
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.		Development provides for an internal stormwater drainage network in accordance with Logan Planning Scheme Policy 5 – Infrastructure.	
	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.		Construction activities to be undertaken only during the permitted hours.	
Natural flow of surface water				
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity,	AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.		Development provides for an internal stormwater drainage network in accordance with Logan Planning Scheme Policy 5 – Infrastructure.	

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
velocity or frequency; c. not concentrated onto adjoining premises .				
Water sensitive urban design				
PO10 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters;	AO10 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.		Development provides for an internal stormwater drainage network and management of stormwater quality in accordance with Logan Planning Scheme Policy 5 – Infrastructure. Refer to Site Based Stormwater Management Plan prepared by DEQ Consulting Engineers.	

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.				
Movement network				
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	AO11 Development does not cause or contribute to projected traffic levels: a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy			

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
	5 - Infrastructure.			
Integrated movement concept report				
PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	AO12 Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.	N/A		

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
For assessable development only				
Land use and transport integration				
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m ² or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger	AO13 No acceptable outcome provided.	N/A		

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development				
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOME COMPLIANCE (✓/✗)	RESPONSE	COUNCIL USE ONLY
transport facilities. Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.				

EROSION HAZARD ASSESSMENT FORM

Erosion Hazard Assessment Form

Condition	Points	Score	Trigger value
AVERAGE SLOPE OF DISTURBANCE AREA [1] - not more than 3% [3% . 33H:1V] - more than 3% but not more than 5% [5% = 20H:1V] - more than 5% but not more than 10% [10% = 10H:1V] - more than 10% but not more than 15% [15% . 6.7H:1V] - more than 15%	0 1 2 4 6		0
SOIL CLASSIFICATION GROUP (AS1726) [2] - GW, GP, GM, GC - SW, SP, OL, OH - SM, SC, MH, CH - ML, CL, or if <i>imported fill</i> is used, or if soils are untested	0 1 2 3		3
EMERSON (DISPERSION) CLASS NUMBER [3] - Class 4, 6, 7, or 8 - Class 5 - Class 3, (default value if soils are untested) - Class 1 or 2	0 2 4 6		4
DURATION OF SOIL DISTURBANCE [4] - not more than 1 month - more than 1 month but not more than 4 months - more than 4 months but not more than 6 months - more than 6 months	0 2 4 6		6
AREA OF DISTURBANCE [5] - not more than 1000 m² - more than 1000 m² but not more than 5000 m² - more than 5000 m² but not more than 1 ha - more than 1 ha but not more than 4 ha - more than 4 ha	0 1 2 4 6		4
WATERWAY DISTURBANCE [6] - No disturbance to a watercourse, open drain or channel - Involves disturbance to a constructed open drain or channel - Involves disturbance to a natural watercourse	0 1 2		0
REHABILITATION METHOD [7] Percentage of area (relative to total disturbance) revegetated by seeding without light mulching (i.e. worst-case revegetation method). - not more than 1% - more than 1% but not more than 5% - more than 5% but not more than 10% - more than 10%	0 1 2 4		0
RECEIVING WATERS [8] - Saline waters only - Freshwater body (e.g. creek or freshwater lake or river)	0 2		2
SUBSOIL EXPOSURE [9] - No subsoil exposure except of service trenches - Subsoils are likely to be exposed	0 2		0
EXTERNAL CATCHMENTS [10] - No external catchment - External catchment diverted around the soil disturbance - External catchment not diverted around the soil disturbance	0 1 2		1
ROAD CONSTRUCTION [11] - No road construction - Involves road construction works	0 2		0
pH OF SOILS TO BE REVEGETATED [12] - more than pH 5.5 but less than pH 8 - other pH values, or if soils are untested	0 1		1
Total Score ^[13]			21