ENGINEERING SERVICES ASSESSMENT REPORT

For

Vantage Building Group

Terrace Housing

Lot 8001 Baringa Drv, Baringa

Job Ref: SC- 10827

Empire Engineering

AUTHORSHIP INFORMATION

REPORT TITLE	**Engineering Services Assessment Report**
Affected Properties	
Street Address	Lot 8001 Baringa Drv, Baringa
RP Description	8001 SP344660
Prepared For	Vantage Building Group
Report Status	For DA Approval
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REVISION	DATE	Reviewed/ Approval
A	06/08/2026	

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1.0 Introduction

1.1 Background

This report is to accompany and be considered part of an application to Economic Development Queensland (EDQ) to gain a Development Approval for a proposed mixed use Terrace Housing and retail development at 1 Lukin Terrace, Baringa. This application seeks a PDA Development Permit for a Material Change of Use.

1.2 Scope

This report covers issues related to civil infrastructure required to suitably service the site. The civil infrastructure to be addressed includes, water reticulation, sewer reticulation, stormwater, electrical and telecommunications.

The objective of this report is to demonstrate that the proposed development can be supported by the existing infrastructure, serviced by new connections and the development is compliant with the PDA Guideline No. 13 Engineering standards, Queensland Streets, Australian Standards and other relevant guidelines.



Figure 1.1 - Subject Site

1.3 Existing Topography

The site generally falls from south-west to north-east, towards Baringa Drive. There is approximately 1m of fall across the lot. Earthworks for the site were previously completed as part of the Aura Estate, as such the site is generally cleared of large vegetation with low growing grass coverage. Presently, a carpark and display room reside on the site, refer *Figure 1.1*.

1.4 Proposed Development

Preliminary architectural drawings prepared by Vantage Building Group in-house architects depict a proposed mixed residential terrace housing and retail use development with associated ground level parking and access driveways.

2.0 Existing Infrastructure Assessment

2.1 Water Supply

The site is serviced by an existing water connection located at the south-western end of the site off Patricia Lane, a DN100 service. This connection will be retained for use by Lot 2. A new connection coming from the 150mm main in Leslie Cres will be installed under separate application to Unitywater for Connection Approval for use by Lot 1.

An application to Unitywater will be required for the approval and construction of the site master meters. A plumbing and drainage approval will also be required from Sunshine Coast Council for the internal water reticulation, which will be carried out by the hydraulics consultant as part of detailed design.

Upon Council approval, water main pressure tests may be required to determine the extent of booster valves (if any) to ensure adequate firefighting pressure as determined by the hydraulic consultant.

Refer to Appendix A for *DBYD* GiS information.

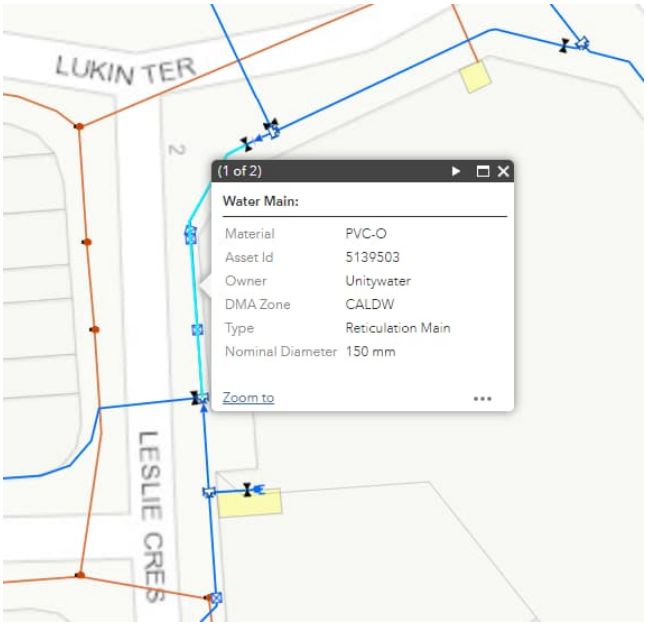


Figure 2.1 – Proposed Lot 8001 Water Connection location

2.2 Sewerage

The site has two existing sewer connections located corner Lukin Tce / Baringa Drv and another off Patricia Lane. These sewer connections will be used as the connections for sanitary drainage. The connections will be subject to Unitywater approval. A plumbing and drainage approval from Sunshine Coast Council will be required for the sanitary drainage internally, which will be completed as part of the detailed design.

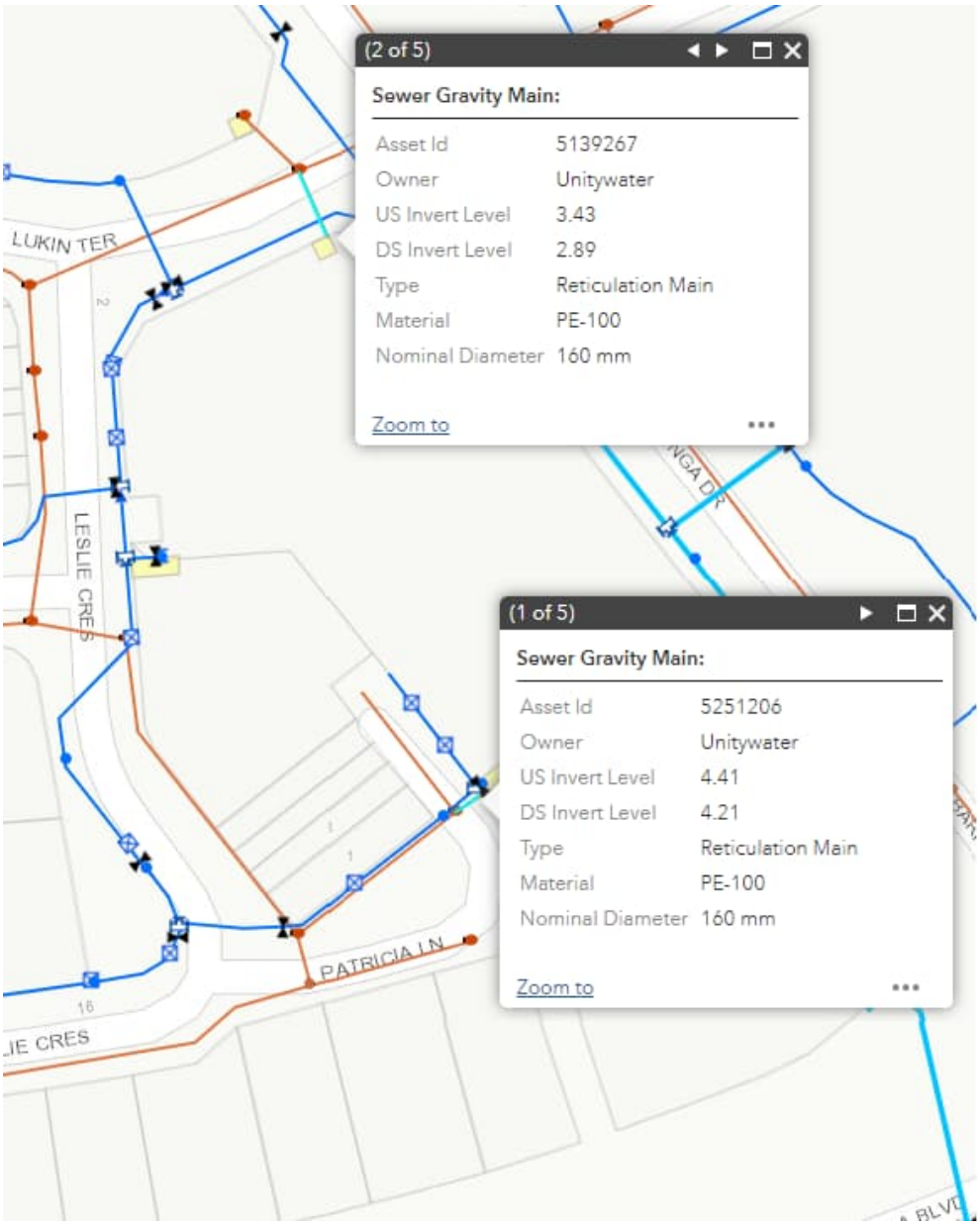


Figure 2.2 – Existing Sewer Connections

Refer to Appendix A for *DBYD* GiS information.

2.3 Telecommunication and Electrical

Electrical supply will need to be confirmed by a relevant Electrical Engineering consultant; however it is likely a transformer will be required. A proposed Pad Mount Transformer is to be located at the western end of the site fronting Leslie Crescent which will provide the main supply point to the site.

The site will be serviced with electrical and telecommunication reticulation in accordance with agreements with the relevant providers.

Refer to Appendix A for *DBYD* GiS information.

2.4 Stormwater Management

Stormwater will be conveyed by a combination of road surface flows and an underground pipe network. The downstream receiving environment is Council's road reserve. The road has a developed storm water system in the form of an underground piped drainage system in accordance with *QUDM*. Two existing stormwater connections have been identified, one to the corner of Baringa Dr / Aura Bvd, and another at the mid-point frontage to Baringa Dr. Both connections are DN450 pipe (IL approx. 3.80), designed to convey the storm water minor event run-off from the development to the larger downstream drainage network. These are the lawful point(s) of discharge established for the site at the time of the estate subdivision.

A Site Based Stormwater Management Plan (SWMP) has been prepared by Empire Engineering and should be read in conjunction with this report. The SWMP sets out the required water quality performance objectives and existing treatment system downstream of the subject site achieves the objectives.

Refer to Appendix A for *DBYD* GiS information.

3.0 Conclusions

The findings of this 'Engineering Report' support the development proposal to Council. All required essential services can be suitably provided to the development including:

- Reticulated Water Supply
- Reticulated Sewerage
- Telecommunications and Electricity Supply; and
- Stormwater Infrastructure.

APPENDIX A – SURVEY & DBYD GIS SEARCHES

Job No 53790971

byda.com.au

Zero damage - Zero harm - Zero disruption

Contact Details

Contact	Contact number	Company	Enquirer ID
Sean Dwyer	0408 792 826	Empire Engineering Pty Ltd	3320226

Email
sean@empireengineering.com.au

Address
PO Box 102
Mooloolaba QLD 4556

Job Site and Enquiry Details

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

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
27/07/2026	27/07/2026	31/07/2026	Private	Excavation	Both Road, Nature Strip, Footpath	Manual Excavation



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

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

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

User Reference	Address	Notes/description
SC-10827	3 Patricia Lane Baringa QLD 4551	-

Your Responsibility and Duty of Care

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

Asset Owner Details

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

Referral ID (Seq. no)	Authority Name	Phone	Status
276721925	Energex QLD	13 12 53	NOTIFIED
276721923	NBN Co Qld	1800 687 626	NOTIFIED
276721922	Sunshine Coast Regional Council	(07) 5475 8719	NOTIFIED
276721926	Telstra QLD South East	1800 653 935	NOTIFIED
276721924	Unitywater North	1300 086 489	NOTIFIED

END OF UTILITIES LIST

The 5Ps of Safe Excavation

Plan

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

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

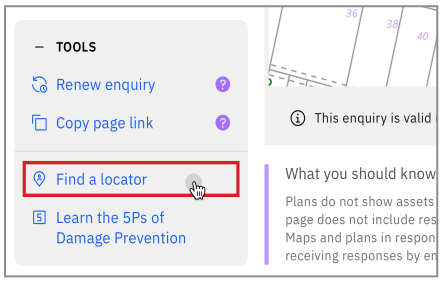
Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast

Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit:
blog.iseekplant.com.au/byda-isp-get-quotes

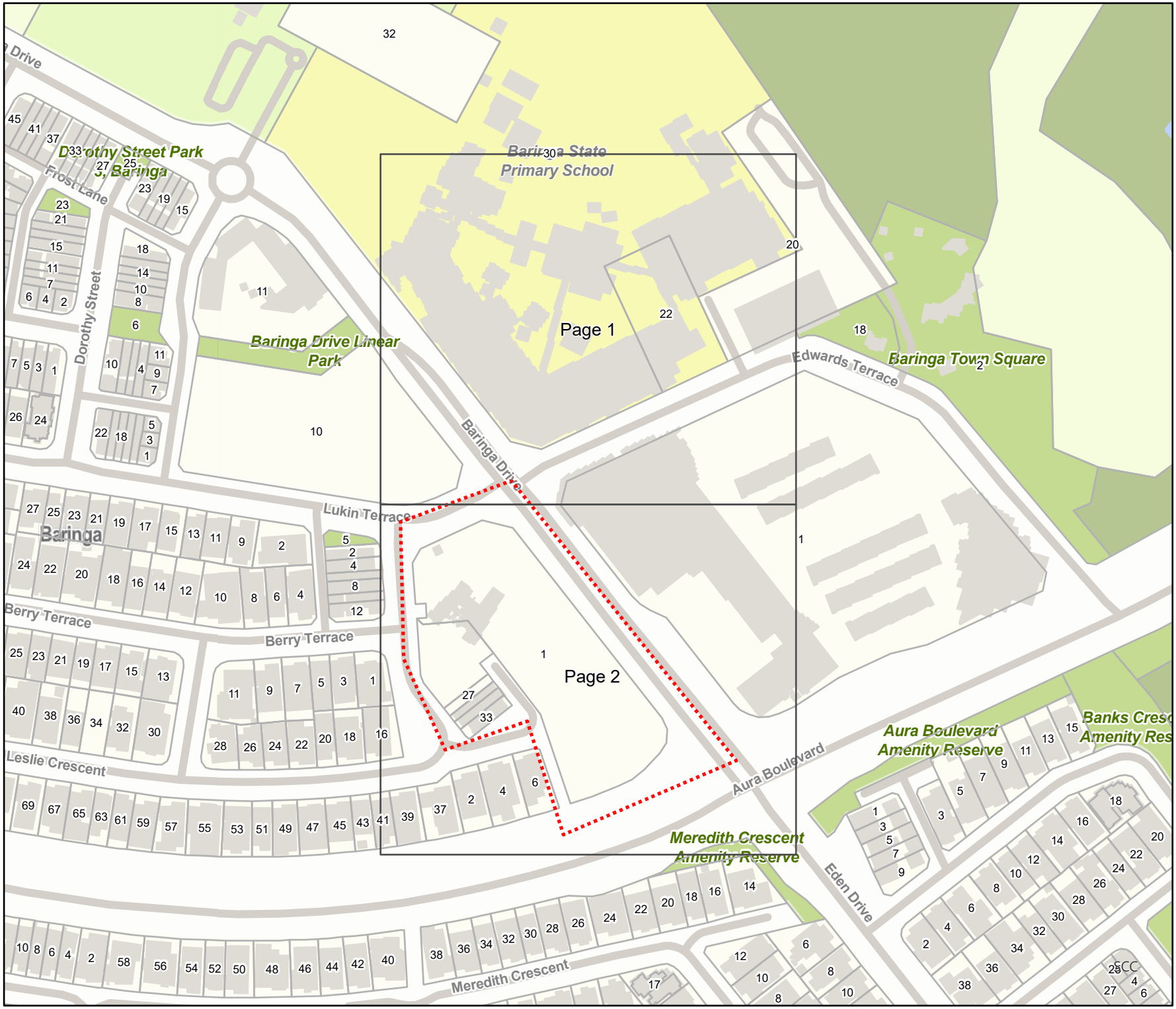
Book a FREE BYDA Session

BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

Lodge your FREE enquiry online any time at byda.com.au



BEFORE YOU DIG
www.byda.com.au

Plans generated by SmarterWX™ Automate

27/07/26 (valid for 30 days)

In an emergency contact Sunshine Coast Council on (07) 5475 7272

N

Job # 53790971

Seq # 276721922

Legend

- BYDA Enquiry
- Detailed map page

Scale 1:2,500 0 12.5 25 50 m

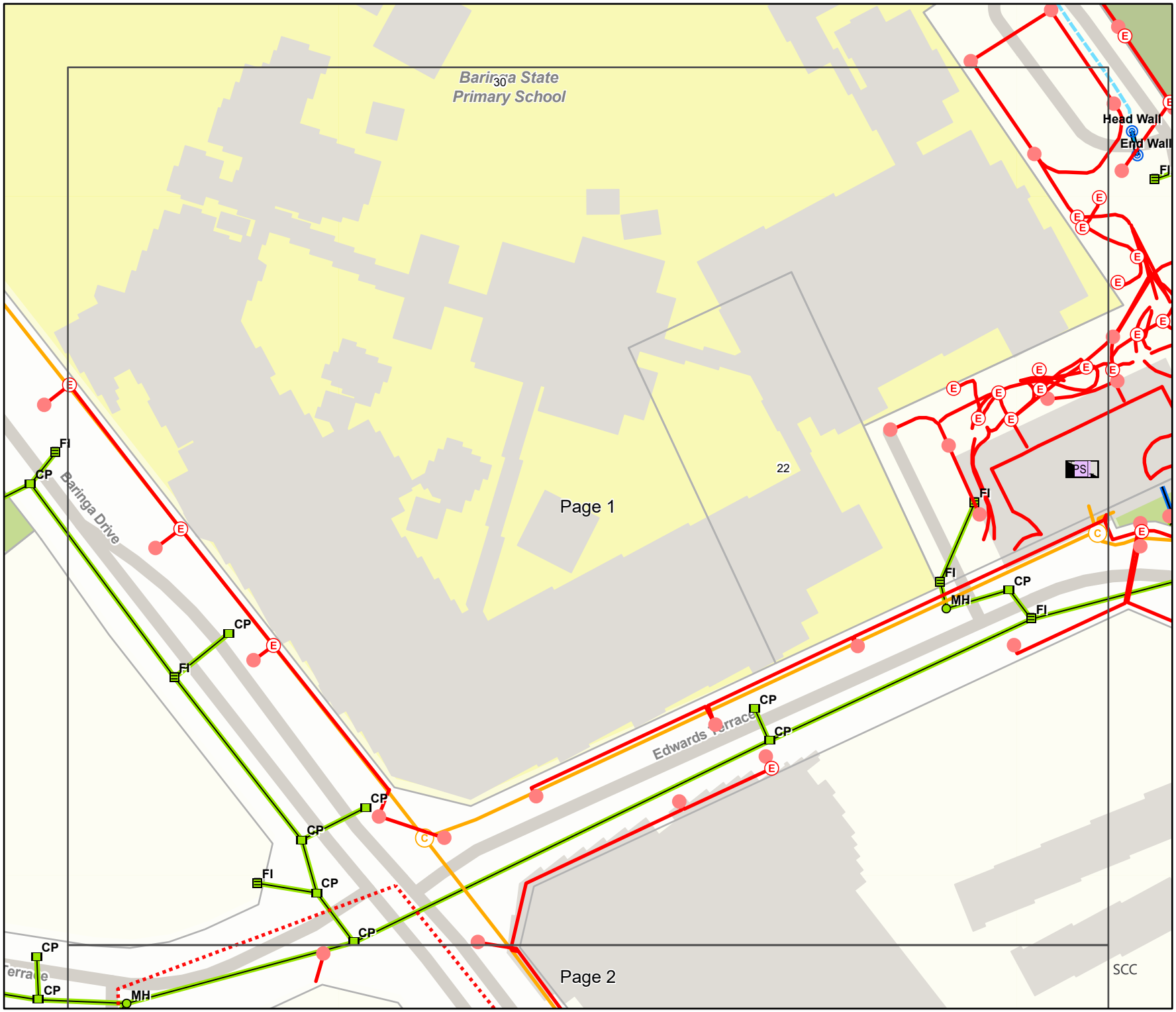
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Job # 53790971

Seq # 276721922

Legend

- Miscellaneous Pump Stations
- Electrical Switchboards
- Electrical Pits
- Electrical Poles
- Electrical Conduits
- Communications Pits
- Communications Conduits
- Stormwater End Structure

Stormwater Pit
- CatchPit
- FieldInlet
- Manhole

Stormwater Culvert
- Box Culvert
- Stormwater Open Drain

Stormwater Pipe
- Pipe
- Water Pipes

Scale 1:1,000 0 5 10 20 m

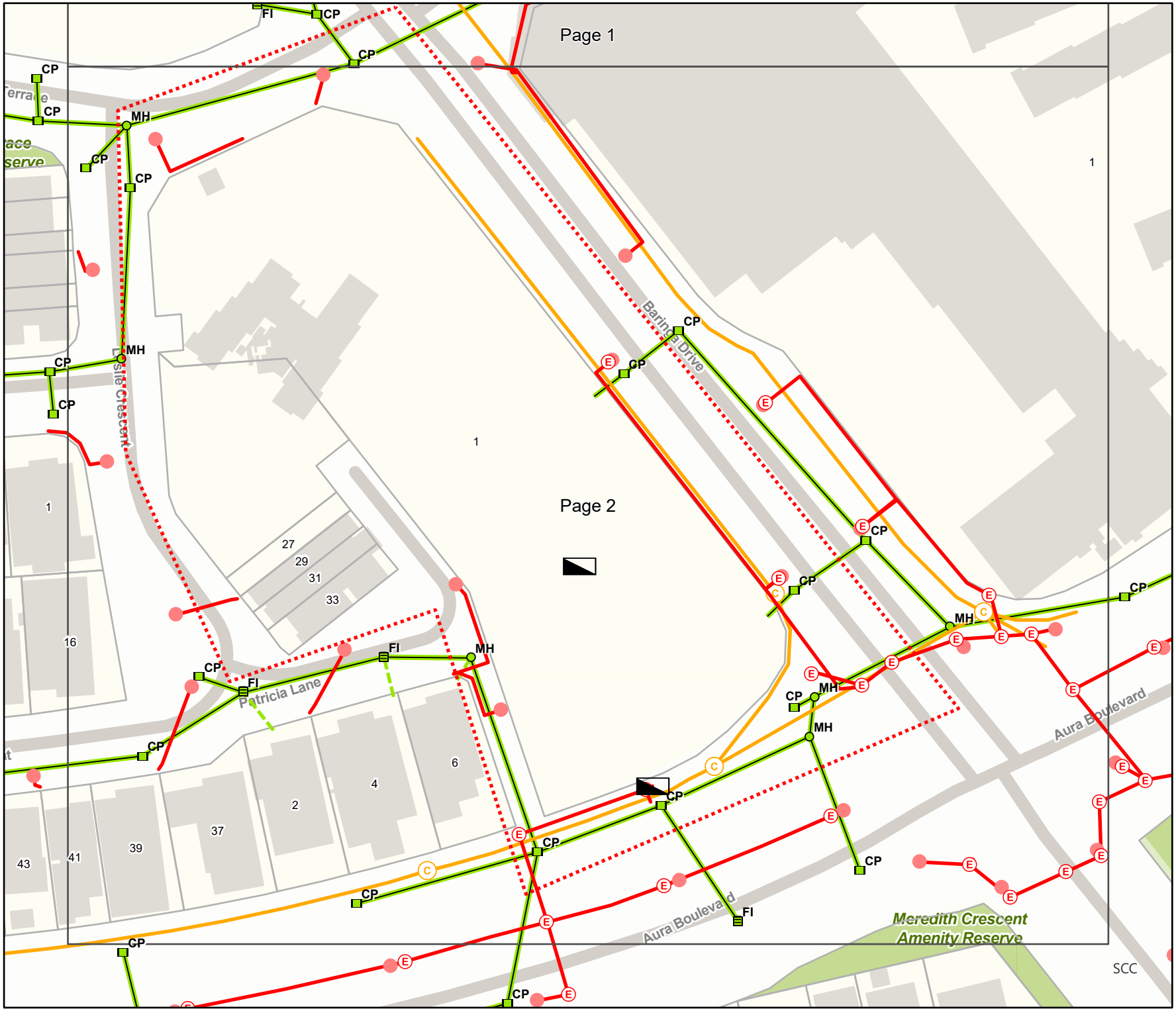
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N

Job # 53790971

Seq # 276721922

Legend

- Electrical Switchboards
- Electrical Pits
- Electrical Poles
- Electrical Conduits
- Communications Pits
- Communications Conduits

Stormwater Pit

- CatchPit
- FieldInlet
- Manhole

Stormwater Pipe

- Allotment
- Pipe

Scale 1:1,000 0 5 10 20 m

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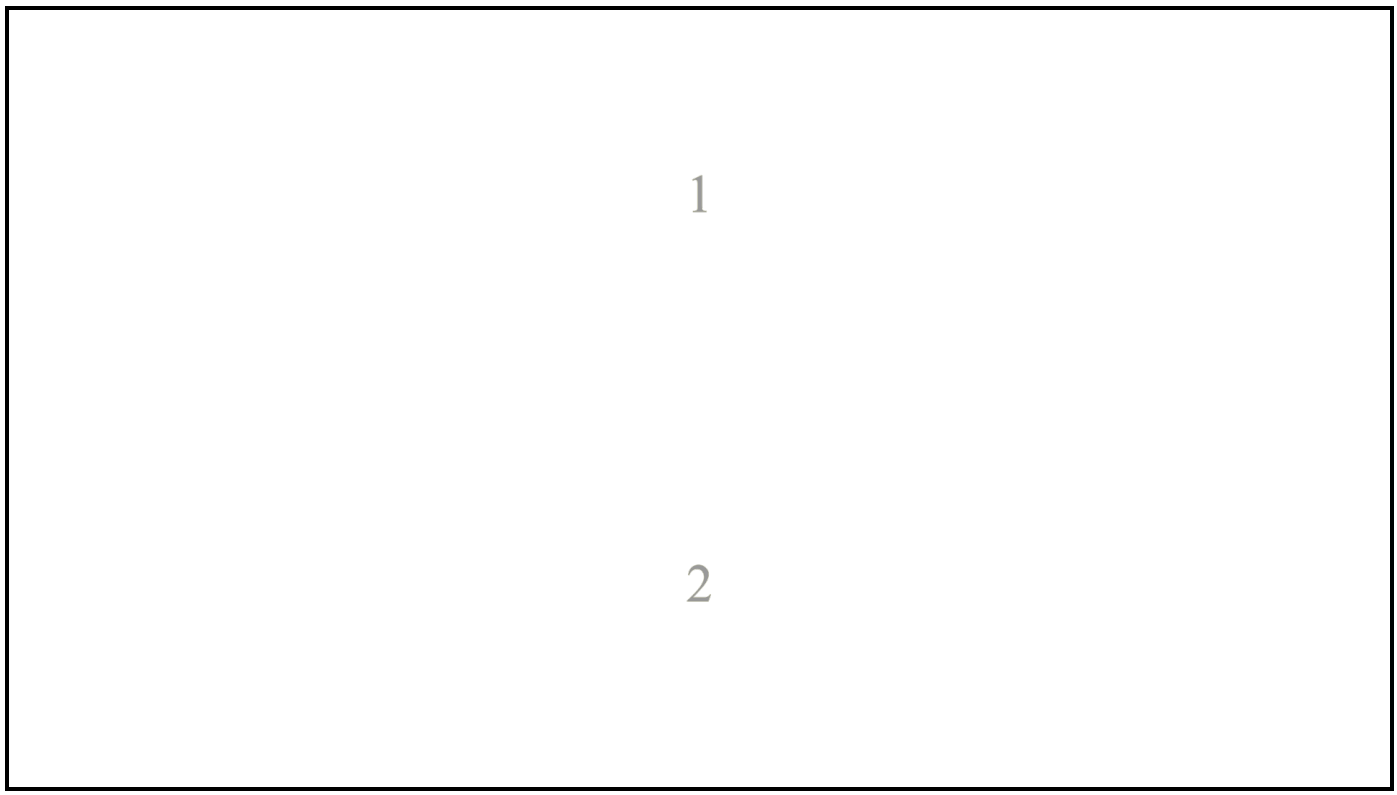
Sunshine Coast COUNCIL

To:	Sean Dwyer
Phone:	Not Supplied
Fax:	Not Supplied
Email:	sean@empireengineering.com.au

Dial before you dig Job #:	53790971
Sequence #	276721923
Issue Date:	26/07/2026
Location:	3 Patricia Lane , Baringa , QLD , 4551

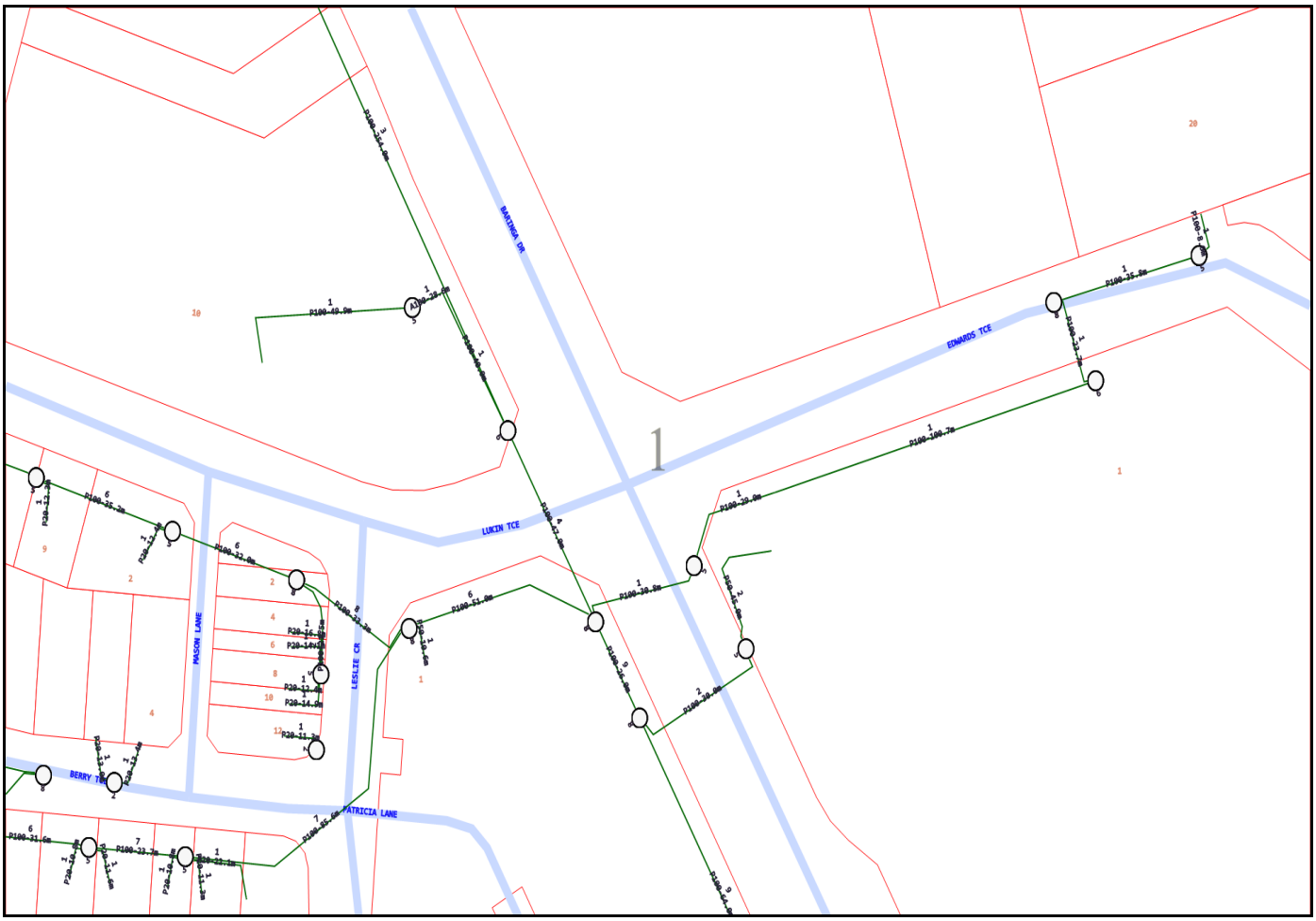
BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

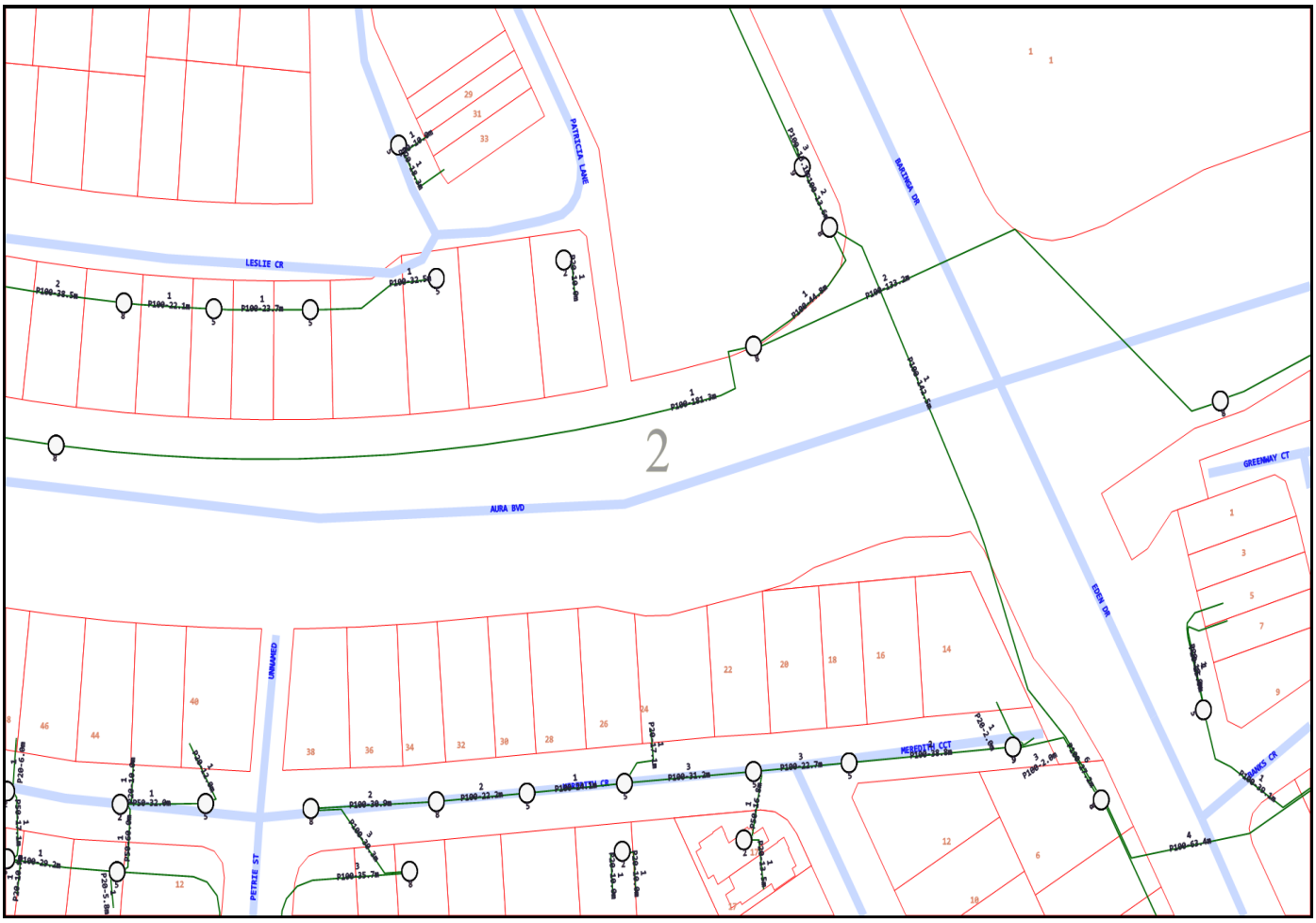
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans



LEGEND

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


BANTAM DR
EDWARDS TCE
LUKIN TCE
MASON LANE
LESLIE CR
PATRICIA LANE
BERRY TCE
1



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.

UNITYWATER BYDA MAP

Sequence Number: **276721924**
Job Number: **53790971**
Printed On: 27/07/2026

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

Extent of Unitywater Area

Water

- Water Pump Station
- Water Service
- Water Valve
- Water Pipe (Abandoned)
- Water Hydrant
- Water Fitting

Water Main

- Trunk Main
- Reticulation Main

Sewer

- Sewer Pump Station
- Sewer Maintenance Hole
- Sewer Valve
- Sewer Fitting

Sewer Gravity Main

- Trunk Main
- Reticulation Main
- Overflow Main
- Sewer Pipe (Abandoned)

Sewer Pressure Main

- Pressure Sewer
- Rising Main
- Vacuum Main
- Pressure Sewer Service
- Sewer Service

Recycled Water

- Recycled Water Pump Station
- Recycled Water Valve
- Recycled Water Hydrant
- Recycled Water Fitting
- Recycled Water Pipe (Abandoned)
- Recycled Water Main

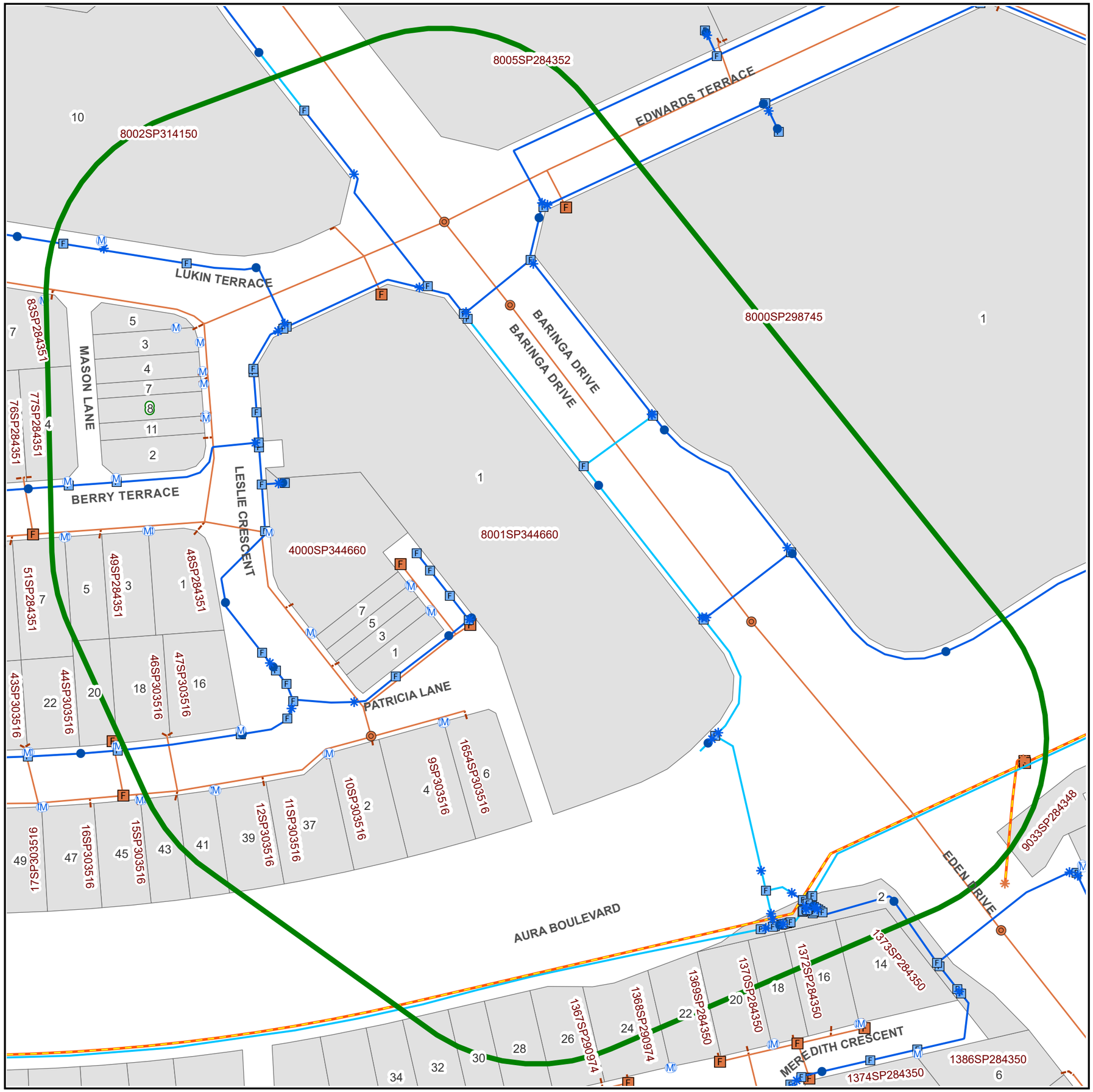
Map Tile: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)

Unitywater

N

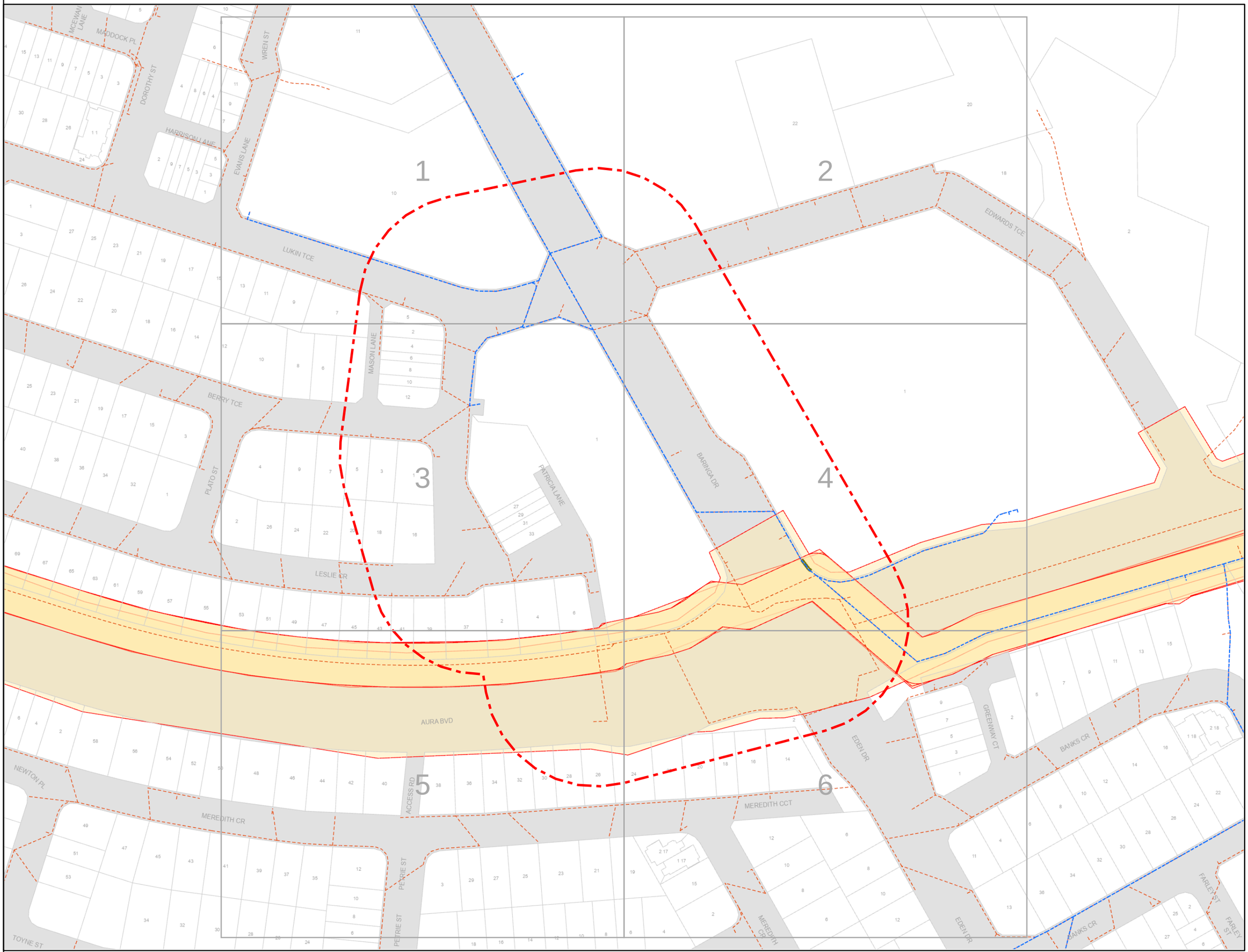
Before You Dig Australia
PO Box 953
Caboulture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 276721925
Date: 27/07/2026

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

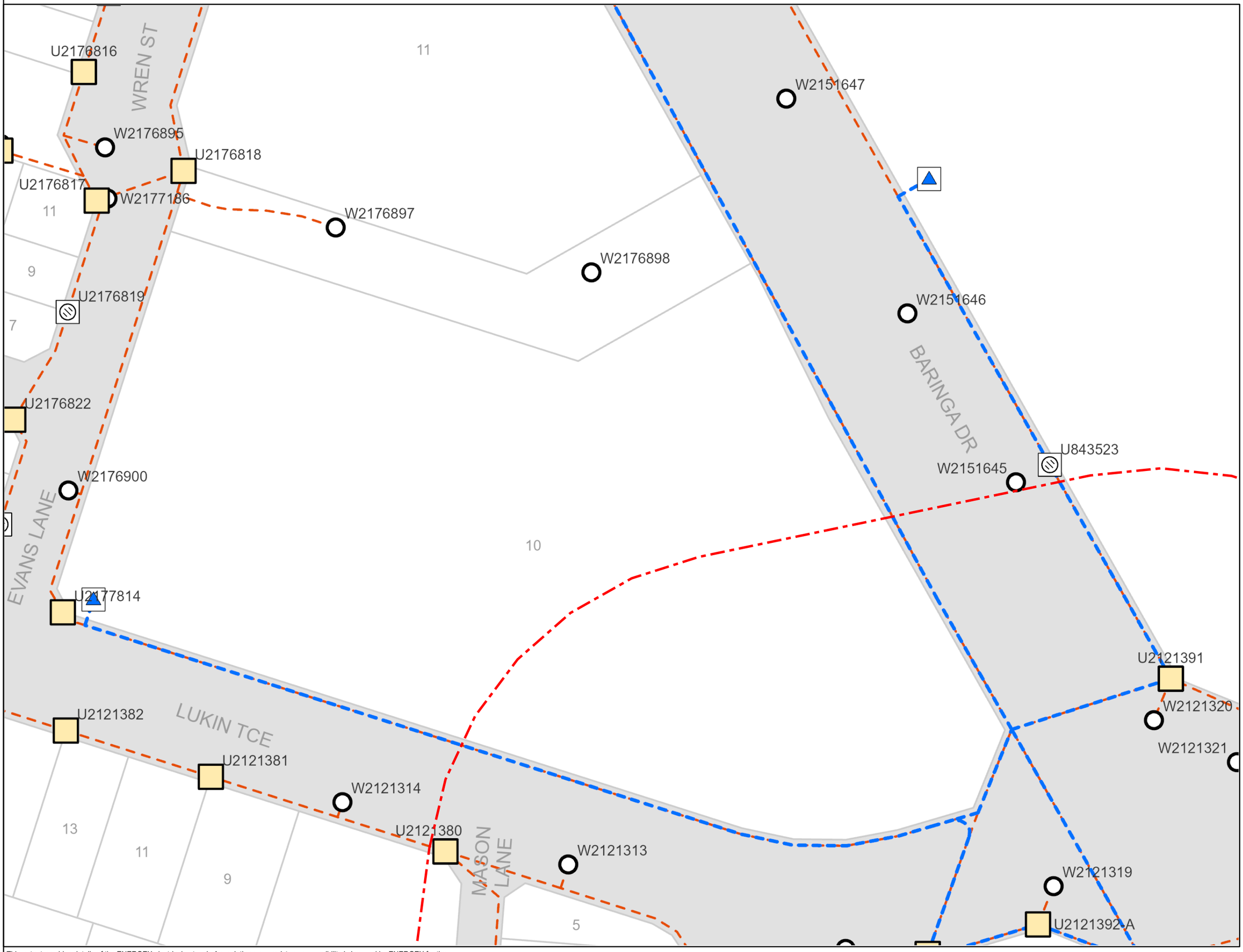
N
W E
S

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energex

BYDA

Sequence: 276721925
Date: 27/07/2026

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

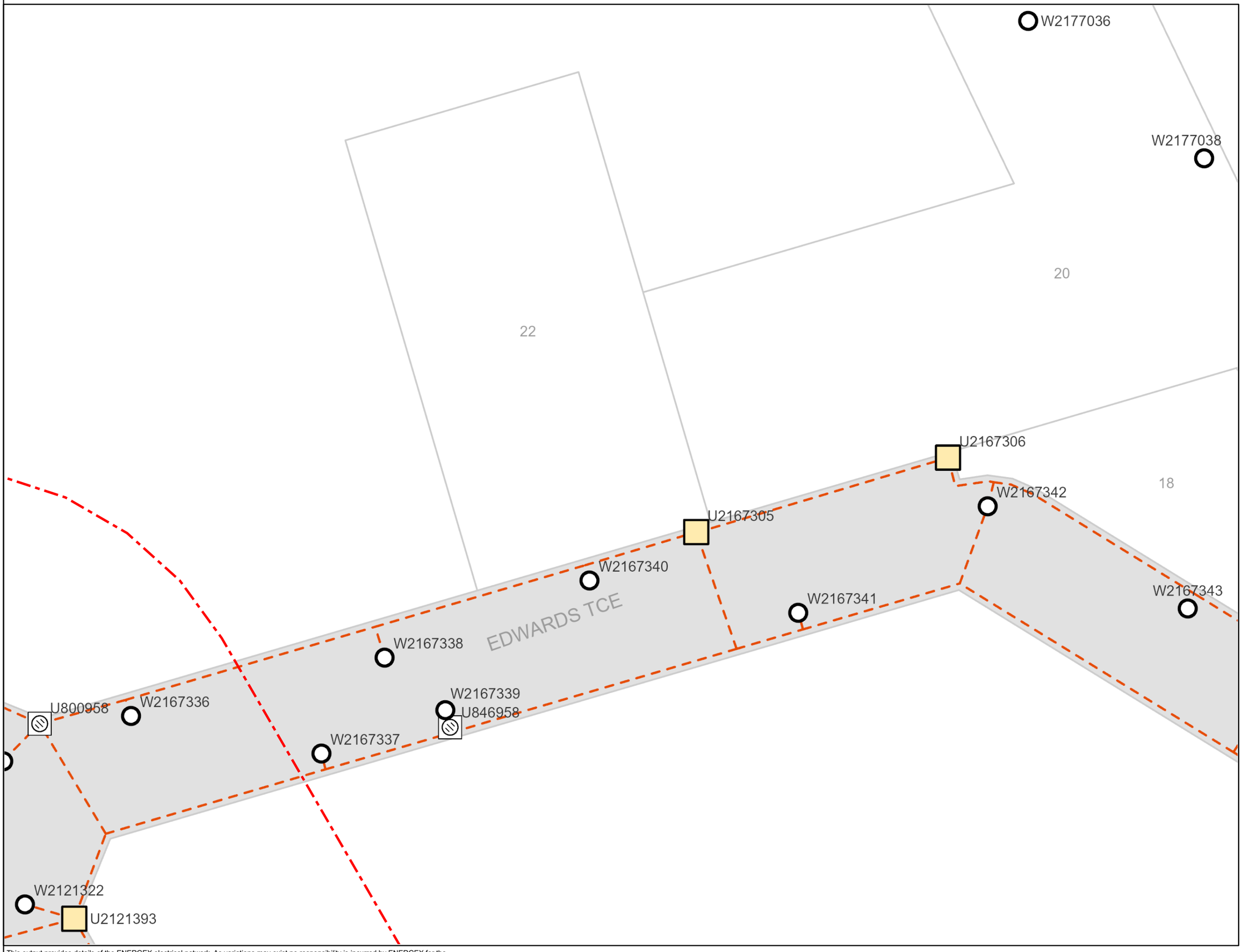
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Please Call 13 19 62



energex

BYDA

Sequence: 276721925
Date: 27/07/2026

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

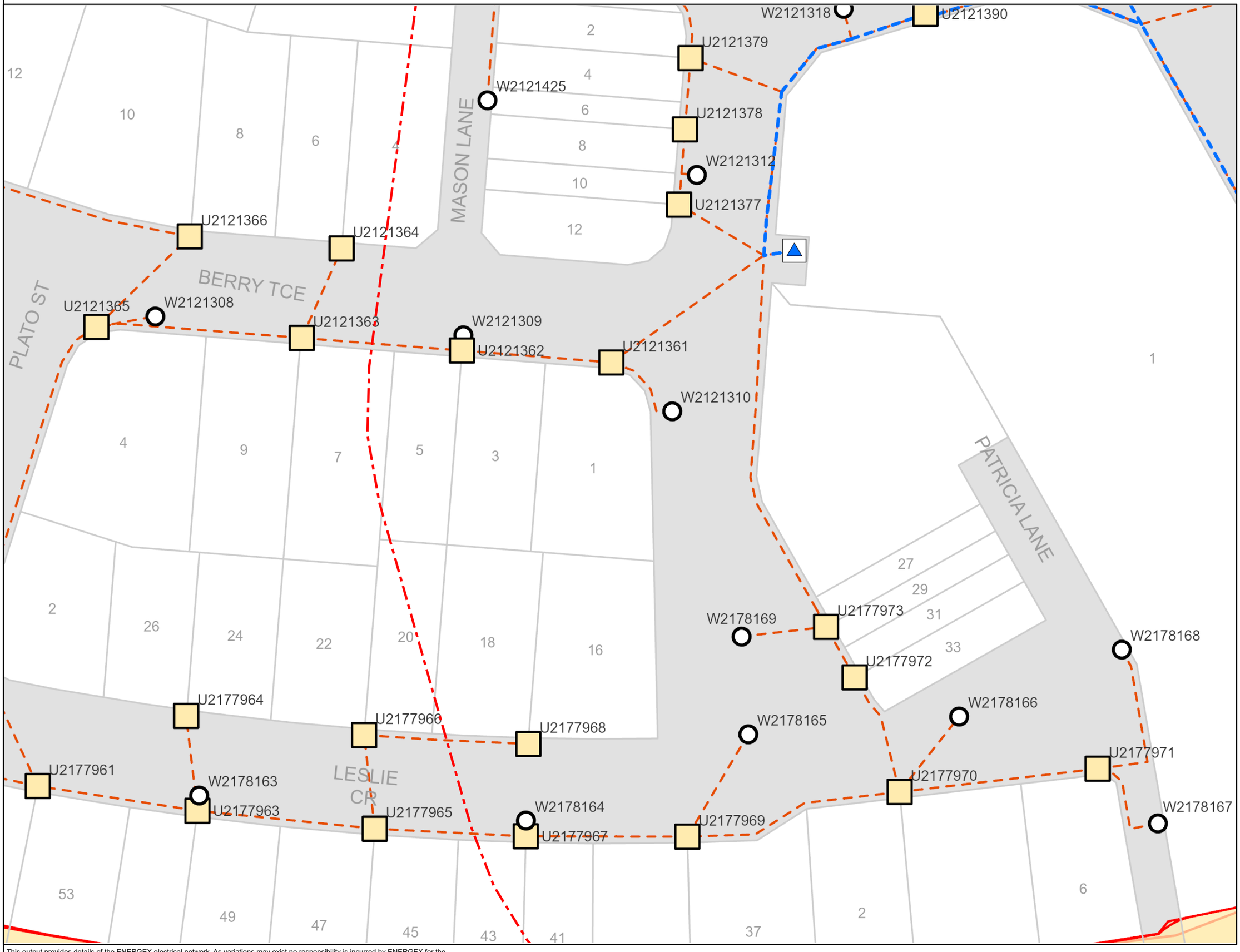
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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 276721925
Date: 27/07/2026

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

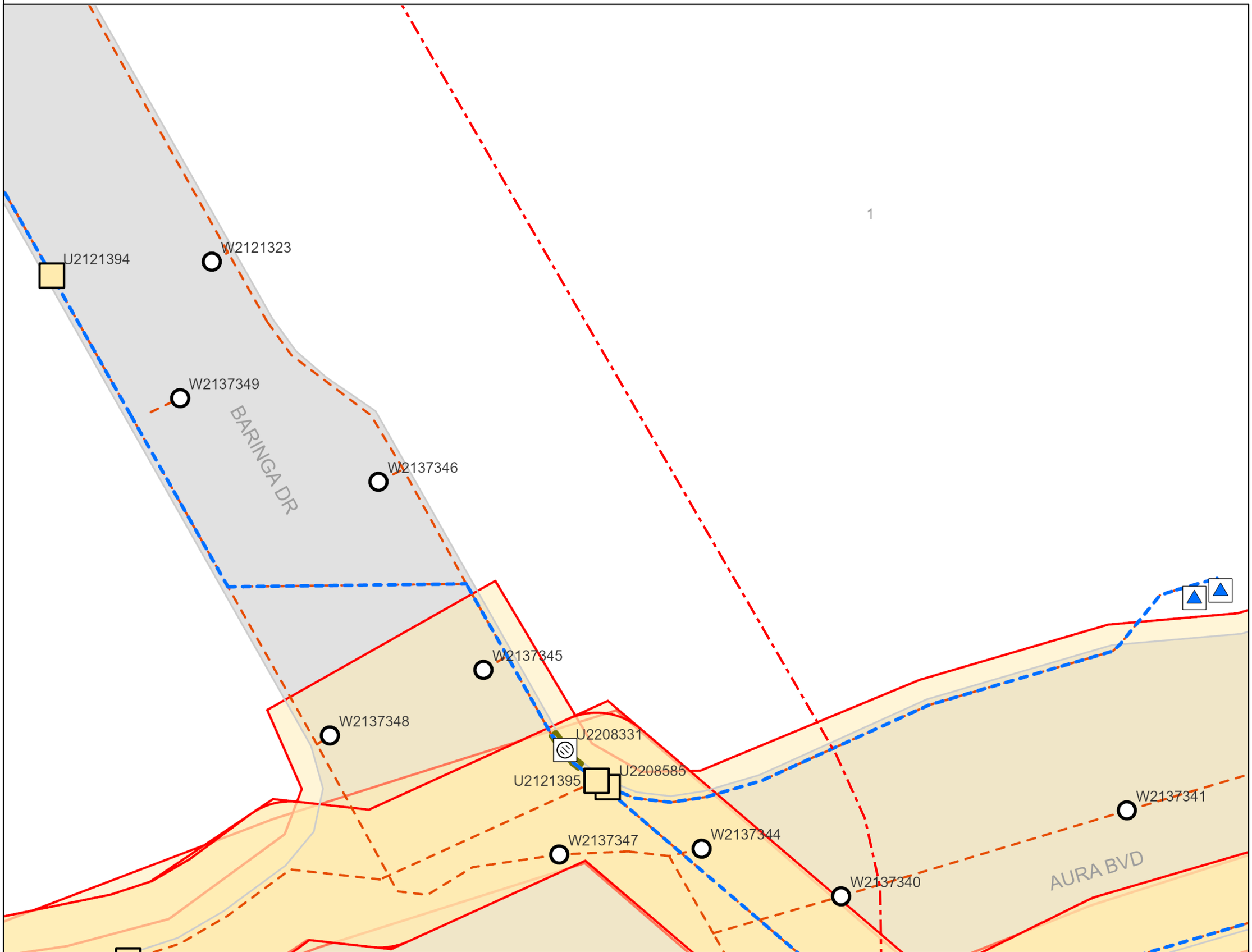
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This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 276721925
Date: 27/07/2026

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

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For Emergency Situations
Please Call 13 19 62

energex

BYDA

Sequence: 276721925
Date: 27/07/2026

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

N
W E
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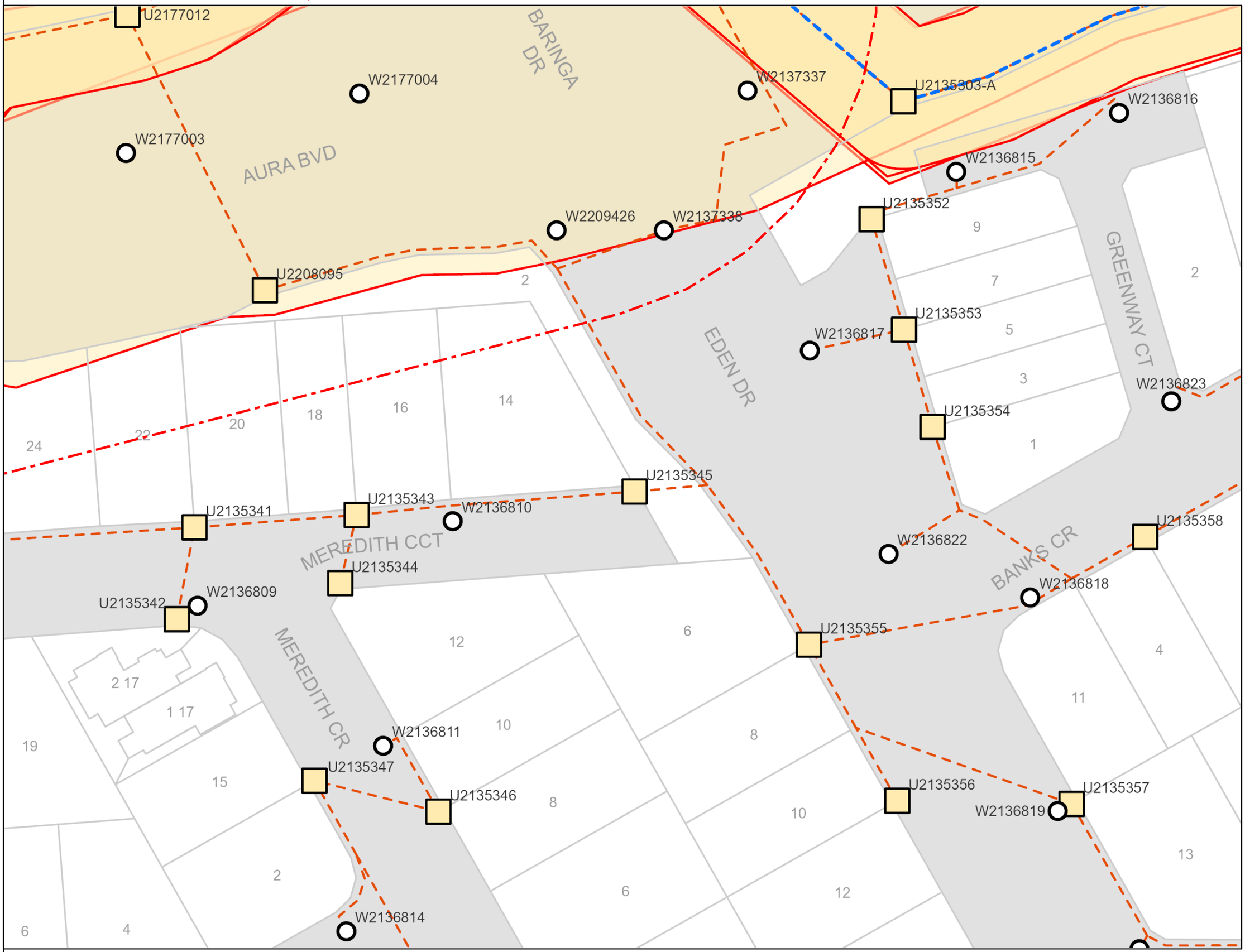
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W2176999
W2177000
W2177001
W2177002
AURA BVD
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ACCESS RD
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32
30
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For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 276721925
Date: 27/07/2026

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

N
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Cable Plan



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 27/07/2026 08:44:27

Sequence Number: 276721926

Please read Duty of Care prior to any excavating

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.

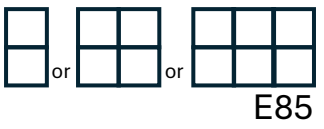
LEGEND

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



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



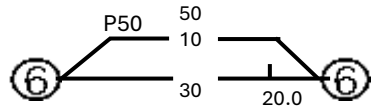
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

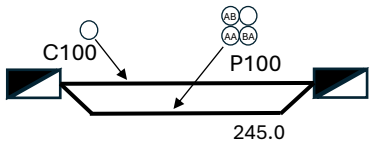
Some examples of conduit type and size:

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

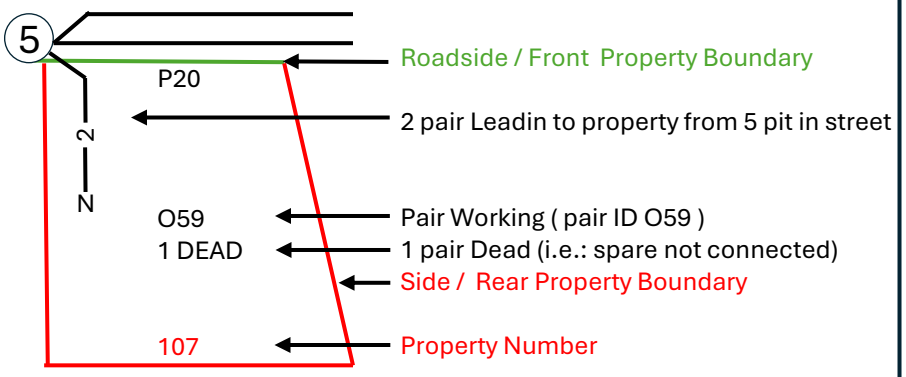
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

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

Plan

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

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.