Appendix D Civil Engineering Assessment Report



CIVIL ENGINEERING
ASSESSMENT REPORT

56 Blinzinger Road, Banyo

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HCE ENGINEERS

REPORT CONTROL SHEET

HCE Ref No:	26074
Site:	56 Blinzinger Road, Banyo
Report Title:	Civil Engineering Assessment Report
Prepared For:	AR Developments Pty Ltd

Rev No	Date	Written by	Reviewed by	Authorised by	Signed
1	02/10/26	AD	MB	MB	RPEQ 3173 Matthew Burmeister 2026.10.02 15:10:46+10'00'

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Destination	Date Sent	Revision Number							
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AR Developments Pty Ltd	2/10/2026		✓						

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Introduction

A management subdivision has been approved by Economic Development Queensland (Application No. DEV-2026-BAN-5069) for a 4 into 3 lot reconfiguration, that will create three lots: Lots 100, 101 & 102, suitable for further development.

This report has been prepared to support the development application for Material Change of Use (MCU) over proposed Lot 100. The proposed development is for the construction of 216 residential units.

A general description of proposed engineering works and items of note are contained within the body of this report.



Image : Aerial View of Site (Nearmap.com)

Flooding

Flooding in the vicinity of the subject site is shown in the below image from Brisbane City Councils Flood Information portal.



Image : Flooding (Brisbane City Council Flood Information Portal)

The mapping indicates flooding from Downfall/Nundah Creek north of the subject site. The mapping also indicates some overland flow modelling within the site.

The overland flow flooding identified by the mapping, occurs due to the accumulation of site runoff within an undrained topographic sag within the site. It is noted that this localised sag is not the natural topography and results from previous land reshaping, when the previous use was decommissioned. The proposed stormwater infrastructure to be constructed in association with the development will manage site runoff and there is no ongoing concern of overland flow flooding.

A 2D flood model has been developed to assess site & surrounding flooding, to assess off site impacts and the establish desired minimum floor levels to achieve compliant flood immunity. Refer to reporting prepared by DC Flood Engineering.

Earthworks and Retaining

A concept earthworks design is depicted on the accompanying engineering drawings. Factors influencing the design are:

- Existing retaining walls and boundary interfaces
- Site levels and grading
- The Site Management Plan that applies to the site, post remediation

For the general avoidance of bulk excavation of the existing ground earthworks are predominantly a filling operation. It is proposed to grade the development site from southeast to northwest at an approximate grade of 1% achieve positive surface drainage.

The existing concrete block retaining wall and fencing along the northern site boundary is to be retained.

New retaining walls are proposed towards the eastern side of the property where the land abuts residential lots fronting Meymot Street and Wellington Street. These are walls are to be offset 1.0m from the property boundary, with a spoon drain provided to address the drainage of incidental surface runoff directed towards the site. The wall height varies, with the maximum height being 1.4m.

Erosion Hazard Assessment

A Brisbane City Council Erosion Hazard Assessment (EHA) has been completed based on the information currently available. The assessment indicates that the site is considered 'high' risk due to the size of the subject site.

Refer appendices for the completed Erosion Hazard Assessment.

Appropriate erosion and sediment control measures can be prepared and implemented on site during construction activities.

Access and Frontage Works

Site access is to be obtained via two new crossovers from the existing road network.

A 6.5m wide crossover is to be provided from Wellington Street, opposing Hartley Street, which will act as the primary access and egress point for the development.

Another 6.5m wide crossover to operate on a left in left out basis is to be provided from Blinzinger Road.

New footpath is proposed along the full site frontages, and will extend to connect to the existing pedestrian path network at the intersection of Musgrave Road and Easton Street.

Stormwater Drainage

Existing stormwater infrastructure in the vicinity of the development site is shown in the image below taken from Brisbane City Council's Community Mapping. It is noted that some of the existing drainage has been removed from site already as part of previous remediation activities.



Image : Existing stormwater infrastructure (from BCC's Community Mapping)

Site runoff is to be managed by the infrastructure shown on the accompanying engineering drawings. Easements in favour of Brisbane City Council will be placed over the existing infrastructure.

Further information on management of stormwater drainage is contained within the Stormwater Management Plan prepared by HCE Engineers, and the flood reporting prepared by DC Flood Engineering.

Sewerage

Existing sewerage infrastructure in the vicinity of the development site is shown in the image below taken from Urban Utilities GIS. It is noted that the majority of sewerage shown within the subject site has been removed from site as part of previous remediation activities. A capped end of line sewerage main is provided into the north-eastern corner of the site. It is proposed to provide a new maintenance hole over this end of line and provided a new property connection at this location.

There is also an existing property connection entering the site from the existing main within 24 Huron Street. It is proposed that this connection be reused as a secondary point of connection.

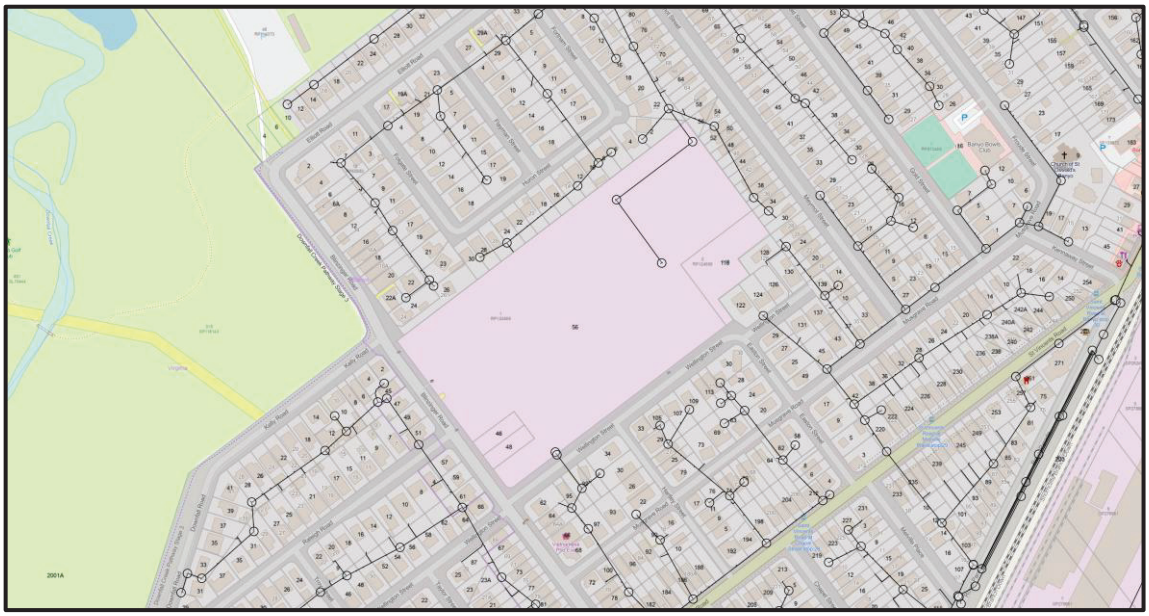


Image : Existing sewerage infrastructure.

An access easement to the proposed maintenance structure is proposed per code requirements.

Proposed sewerage construction is shown on the accompanying engineering drawings. These works comply with the Gravity Sewerage Code of Australia SEQ Service Providers Edition Version 2.1 (September 2021).

Water Reticulation

Existing water reticulation infrastructure in the vicinity of the development site is shown in the image below taken from Urban Utilities GIS.

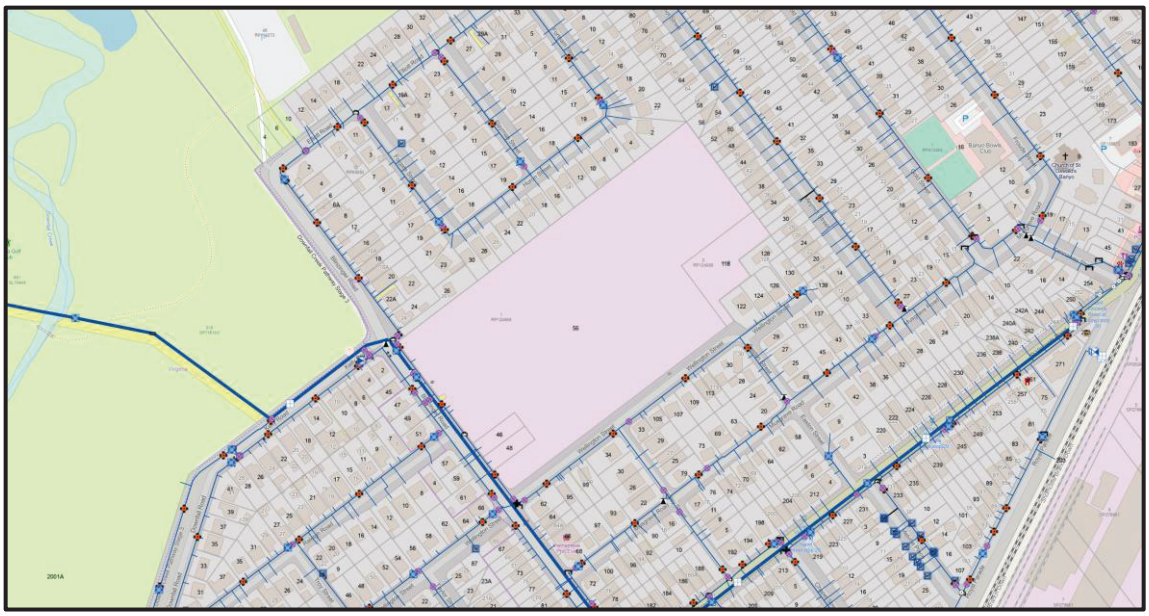


Image : Existing water reticulation infrastructure.

There is currently an existing 100mm diameter water main and 600mm diameter water main within the verge of Blinzinger Road, which run parallel to the southwestern site boundary.

A 150mm water service has already been provided to the site from the existing 100mm diameter water main. This connection is proposed to be used and/or modified as required to service the subject site.

Proposed water reticulation construction is shown on the accompanying engineering drawings. These works comply with the Water Supply Code of Australia SEQ Service Providers Edition Version 1.4 (March 2024).

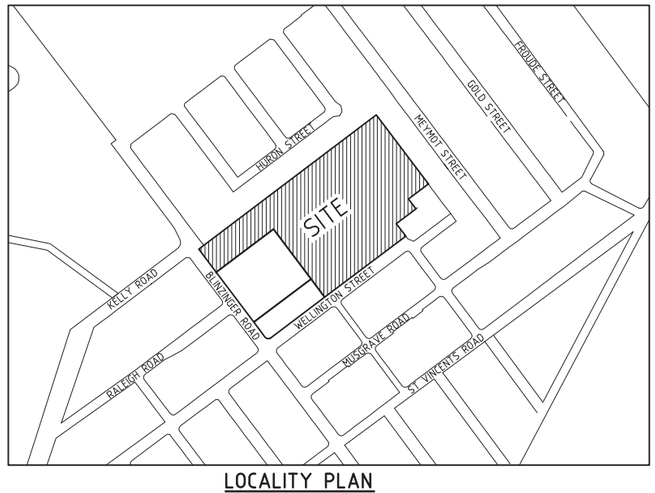
Conclusions

Reasonable and relevant conditions can be applied to the development approval to achieve compliant and adequate servicing of the development.

Engineering Drawings

216 UNIT SITE DEVELOPMENT
WELLINGTON STREET &
BLINZINGER ROAD
BANYO, QLD 4104

DRAWING INDEX	
DRAWING No.	DESCRIPTION
26074-SK20	LOCALITY PLAN AND DRAWING INDEX
26074-SK21	CONCEPT SERVICES LAYOUT PLAN
26074-SK22	CONCEPT EARTHWORKS PLAN
26074-SK23	CONCEPT EARTHWORKS SECTIONS
26074-SK26	CONCEPT STORMWATER DRAINAGE QUALITY CATCHMENT PLAN
26074-SK27	CONCEPT PROPOSED FOOTPATH PLAN AND TYPICAL SECTIONS



LOCALITY PLAN
SCALE 1:5000

GENERAL NOTES (v26.1)

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL TEMPORARY AND PERMANENT SIGNAGE AND LINEMARKING TO BE IN ACCORDANCE WITH MAIN ROADS STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
3. ALL DIMENSIONS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
5. DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
6. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A. CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
8. CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS, COVER OVER DRAINAGE LINES, AND MINIMUM FALLS ARE CORRECT & OBTAINABLE PRIOR TO COMMENCEMENT OF WORK.
9. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORK HEALTH AND SAFETY ACT 2011. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO 'NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT, ARE FULFILLED.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT. ANY COST ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.
11. THE PERSON RESPONSIBLE FOR THE DEMOLITION WORKS SHALL ENSURE THAT ALL VEHICLES LEAVING THE SITE CARRYING DEMOLITION MATERIALS HAVE THEIR LOADS COVERED AND DO NOT TRACK SOIL OR WASTE MATERIALS ONTO THE ROAD.
12. SHOULD ASBESTOS BE PRESENT, ITS REMOVAL SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL OH&S COMMITTEE - CODE OF PRACTICE FOR SAFE REMOVAL OF ASBESTOS AND ITS CODE OF PRACTICE FOR THE MANAGEMENT AND CONTROL OF ASBESTOS IN THE WORKPLACE.

SCALE 1:500 (A1) 0 10 20 30m
(SCALE BEFORE REDUCTION)

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COMPASS ASSURANCE SERVICES ISO 9001

PROJECT	TITLE	CLIENT
WELLINGTON STREET & BLINZINGER ROAD BANYO QLD 4104	LOCALITY PLAN AND DRAWING INDEX	AR DEVELOPMENTS

NOT FOR CONSTRUCTION. CONCEPT ONLY.

REVISION	AMENDMENT	DATE
A	ISSUED FOR COMMENT	04/09/26
B	ISSUED FOR APPROVAL	25/09/26
C	ISSUED FOR APPROVAL	02/10/26

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Designed	Drawn	Date
MB	NW	01/09/2026

Approval No.: ----
Scale: AS SHOWN
Drawing No.: 26074-SK20
Rev.: C

LEGEND

- FINISHED SURFACE CONTOURS TERVAL)
- EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER DRAINAGE
- RW — ROOFWATER & COURTYARD DRAINAGE
- 5.620 — DESIGN FINISHED SURFACE LEVEL
- EX 5.470 — EXISTING SURFACE LEVEL
- S — EXISTING SEWERAGE
- PROPOSED SEWERAGE
- W — EXISTING WATER RETICULATION
- W — PROPOSED WATER RETICULATION

RP68575

PROPOSED 6.500m WIDE TYPE B2 VEHICLE CROSSING GENERALLY I.A.W. BCC STD DRG BSD-2021

6.420

EP

3 RP118211

21 RP112285 | 20 RP112285 | 19 RP112285 | 18 RP112285 | 17 RP112285 | 16 RP112285 | 15 RP112285 | 14 RP112285 | 13 RP112285 | 12 RP112285 | 11 RP112285 | 10 RP112285 | 9 RP112285 | 8 RP112285 | 7 RP112285 | 6 RP112285

EXISTING SEWERAGE PROPERTY CONNECTION TO BE RETAINED

EXISTING GULLIES TO BE RECONSTRUCTED

600Ø

EX.1350Ø

CONSTRUCT NEW MAINTENANCE STRUCTURE OVER EXISTING PIPE.

SEWERAGE PROPERTY CONNECTION. NEW MAINTENANCE STRUCTURE TO BE CONSTRUCTED OVER EXISTING SEWERAGE MAIN.

TOW 6.160

1.0% FALL — 1200Ø — IL 3.230 — IL 3.000 — EX.1200Ø — IL 2.890 — IL 2.880 — IL 2.620 — IL 2.610 — EX.1200Ø — IL 2.540

6.630 / 6.580 — 6.620 — 6.120 / 6.070

PROPOSED WATER METER AND SERVICE

1.0% FALL

FFL 7.300 — FFL 7.300 — LOT 100 — FFL 6.800 — FFL 6.800 — FFL 6.500

6.910 — 6.370

5.670 / 5.620

FFL 6.500 — DETENTION TANK 5 440m³ IL 3.100 — DETENTION TANK 4 380m³ IL 3.100 — DETENTION TANK 3 440m³ IL 3.100 — DETENTION TANK 2 400m³ IL 3.100 — DETENTION TANK 1 315m³ IL 3.100

FFL 6.700 — FFL 6.900 — FFL 7.100 — FFL 7.400 — FFL 7.300 — FFL 7.350 — FFL 7.250 — FFL 7.200

6.810 / 6.760 — 6.900 — 7.050 — 6.950 — 7.100

1.5% FALL

A SK27

B SK27

LOT 101

LOT 102

LOT 100

BLINZINGER ROAD

WELLINGTON STREET

6.700

PROPOSED 6.500m WIDE TYPE B2 VEHICLE CROSSING GENERALLY I.A.W. BCC STD DRG BSD-2021

1 RP144879 UPSTREAM STORMWATER CONNECTION FOR LOT 1 RP 144879

UPSTREAM STORMWATER CONNECTIONS FOR: LOT 1 RP 94403 LOT 2 RP 94403

1 RP94403 | 2 RP94403 | 2 RP144879 | 4 RP94403

18 RP34623 | 192 SP352046 | 191 SP352046 | 2 RP61165 | 2 RP63443 | 2 SP266652 | 1 SP266652 | 27 RP34623 | 28 RP34623 | 29 RP34623 | 30 RP34623 | 1 RP62380 | 2 RP62380 | 3 RP62380 | 4 RP62380 | 35 RP34623 | 36 RP34623 | 37 RP34623 | 38 RP34623 | 39 RP34623 | 40 RP34623

FOR CONTINUATION REFER TO DRAWING 26074-SK27

PLAN
SCALE 1:500

SCALE 1:500 (A1) 0 10 20 30m (SCALE BEFORE REDUCTION)

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PROJECT	TITLE	CLIENT
WELLINGTON STREET & BLINZINGER ROAD BANYO QLD 4104	CONCEPT SERVICES LAYOUT PLAN	AR DEVELOPMENTS

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REVISION	AMENDMENT	DATE
A	REPORT ISSUE	04/09/26
B	MONITORING WELLS ADDED	22/09/26
C	ISSUED FOR APPROVAL	25/09/26
D	ISSUED FOR APPROVAL	02/10/26

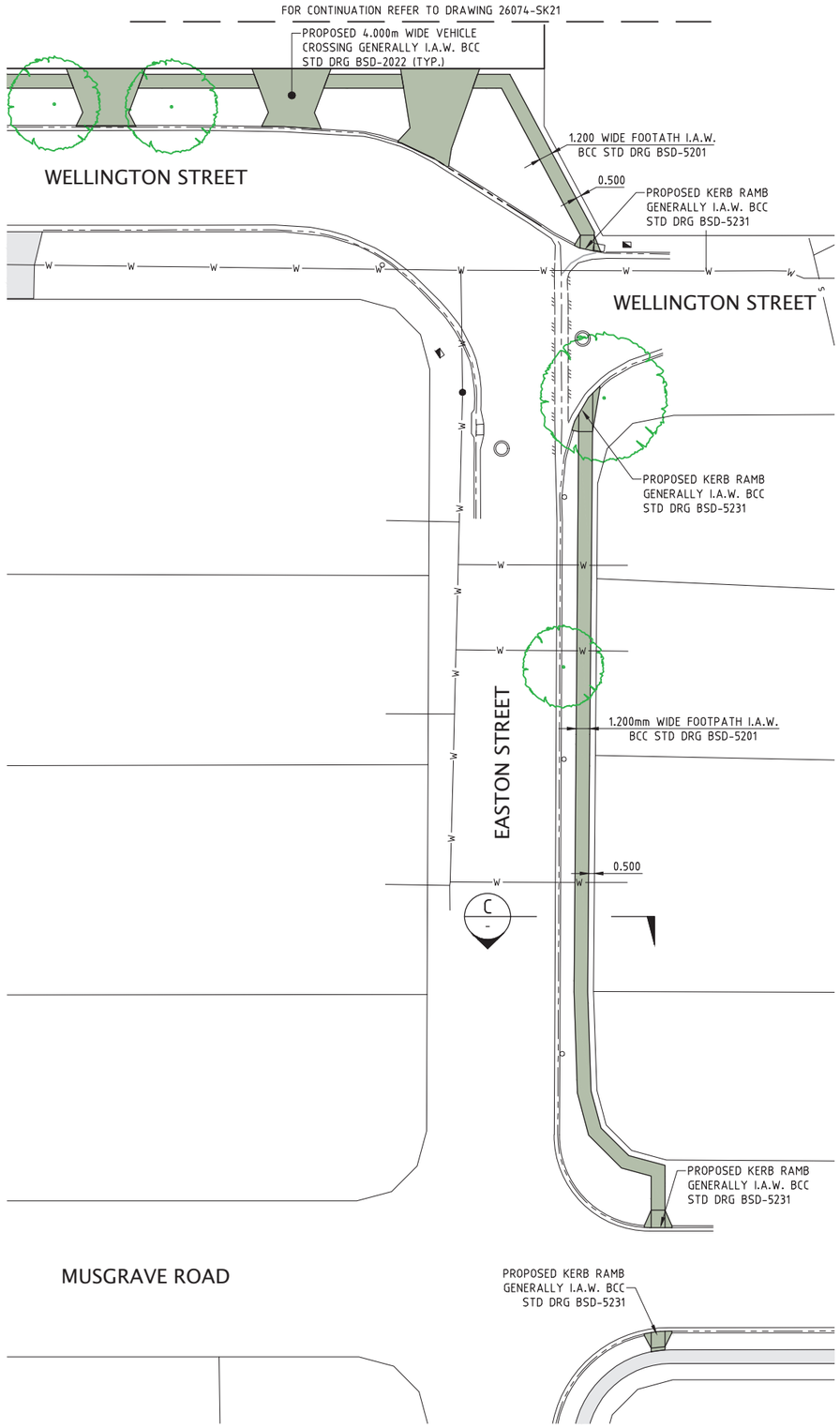
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MB	MB	21/07/2026

Approval No.	Scale
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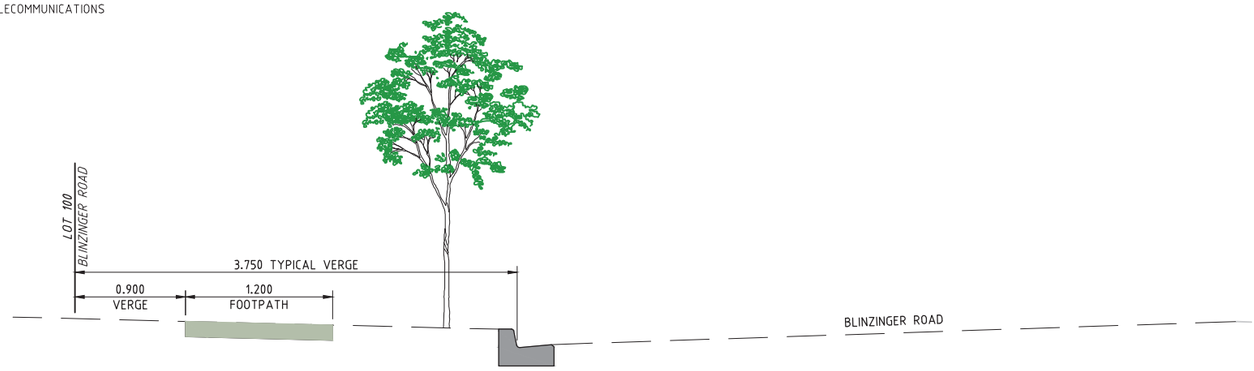
Drawing No. 26074-SK21 Rev. D



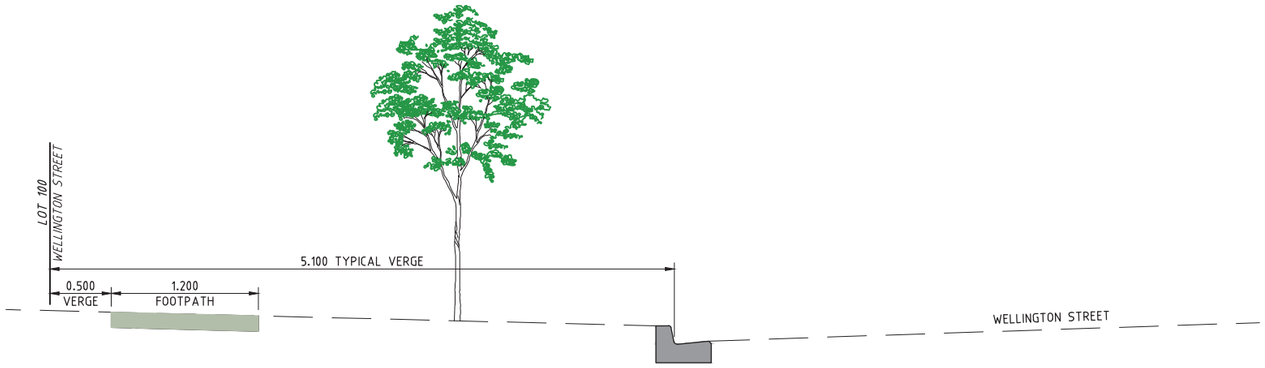
PLAN
SCALE 1:250

LEGEND

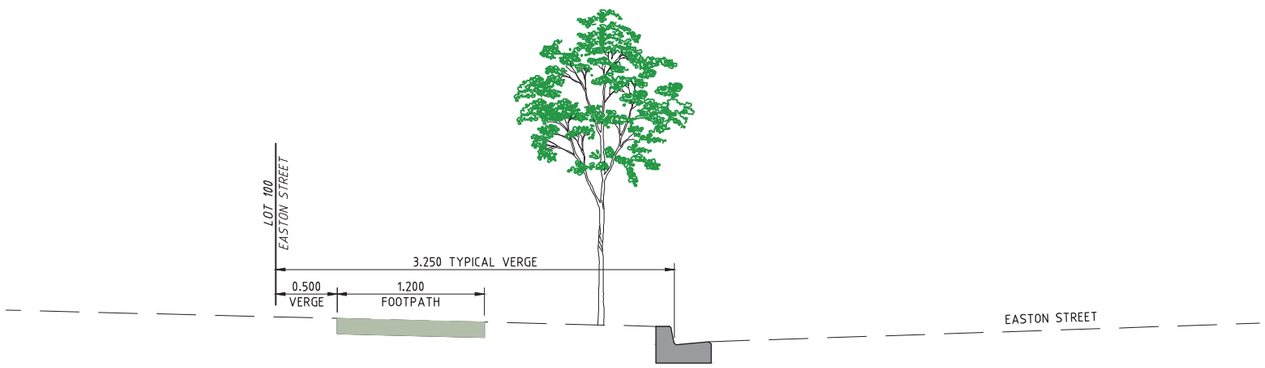
- EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER DRAINAGE
- S EXISTING SEWERAGE
- W EXISTING WATER RETICULATION
- T EXISTING TELECOMMUNICATIONS



BLINZINGER ROAD TYPICAL SECTION
SCALE 1:25
A
SK21



WELLINGTON STREET TYPICAL SECTION
SCALE 1:25
B
SK21



EASTON STREET TYPICAL SECTION
SCALE 1:25
C
-

SCALE 1:25 (A1) 0 0.5 1 1.5m (SCALE BEFORE REDUCTION)
SCALE 1:250 (A1) 0 5 10 15m (SCALE BEFORE REDUCTION)

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COMPASS ASSURANCE SERVICES ISO 9001

PROJECT	TITLE	CLIENT
WELLINGTON STREET & BLINZINGER ROAD BANYO QLD 4104 LOTS 1 & 2 RP 124669	CONCEPT PROPOSED FOOTPATH PLAN AND TYPICAL SECTIONS	AR DEVELOPMENTS

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REVISION	AMENDMENT	DATE
A	ISSUED FOR APPROVAL	25/09/26
C	ISSUED FOR APPROVAL	02/10/26

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MB	NW	25/09/2026

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Rev. B

NOTE:
400mm MINIMUM CAPPING THICKNESS. REFER TO SPECIFICATION PROVIDED BY PRENSA. ADDITIONAL EXCAVATION REQUIRED IN AREAS. REFER TO SECTIONS FOR INFORMATION.



PLAN
SCALE 1:500

LEGEND

- 10.0 — FINISHED SURFACE CONTOURS (0.10m INTERVAL)
- SWD — EXISTING STORMWATER DRAINAGE
- S — EXISTING SEWERAGE
- W — EXISTING WATER RETICULATION
- E — EXISTING UNDERGROUND ELECTRICAL
- T — EXISTING TELECOMMUNICATIONS
- EXISTING KERB AND CHANNEL
- PROPOSED KERB AND CHANNEL
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- H 1.00 — MAXIMUM RETAINING WALL HEIGHT
- 5.620 — DESIGN FINISHED SURFACE LEVEL
- EX 5.470 — EXISTING SURFACE LEVEL

CUT FILL LEGEND

	FROM	TO
	-2.000	-1.500
	-1.500	-1.000
	-1.000	-0.500
	-0.500	0.000
	0.000	0.500
	0.500	1.000
	1.000	1.500
	1.500	2.000
	2.000	2.500
	2.500	3.000

EARTHWORKS VOLUMES

TOTAL CUT	-1,640m³
TOTAL FILL	+26,000m³
BALANCE	+24,360m³

SCALE 1:500 (A1) 0 10 20 30m
(SCALE BEFORE REDUCTION)

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07 3829 1399

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PROJECT	TITLE	CLIENT
WELLINGTON STREET & BLINZINGER ROAD BANYO QLD 4104	CONCEPT EARTHWORKS PLAN	AR DEVELOPMENTS

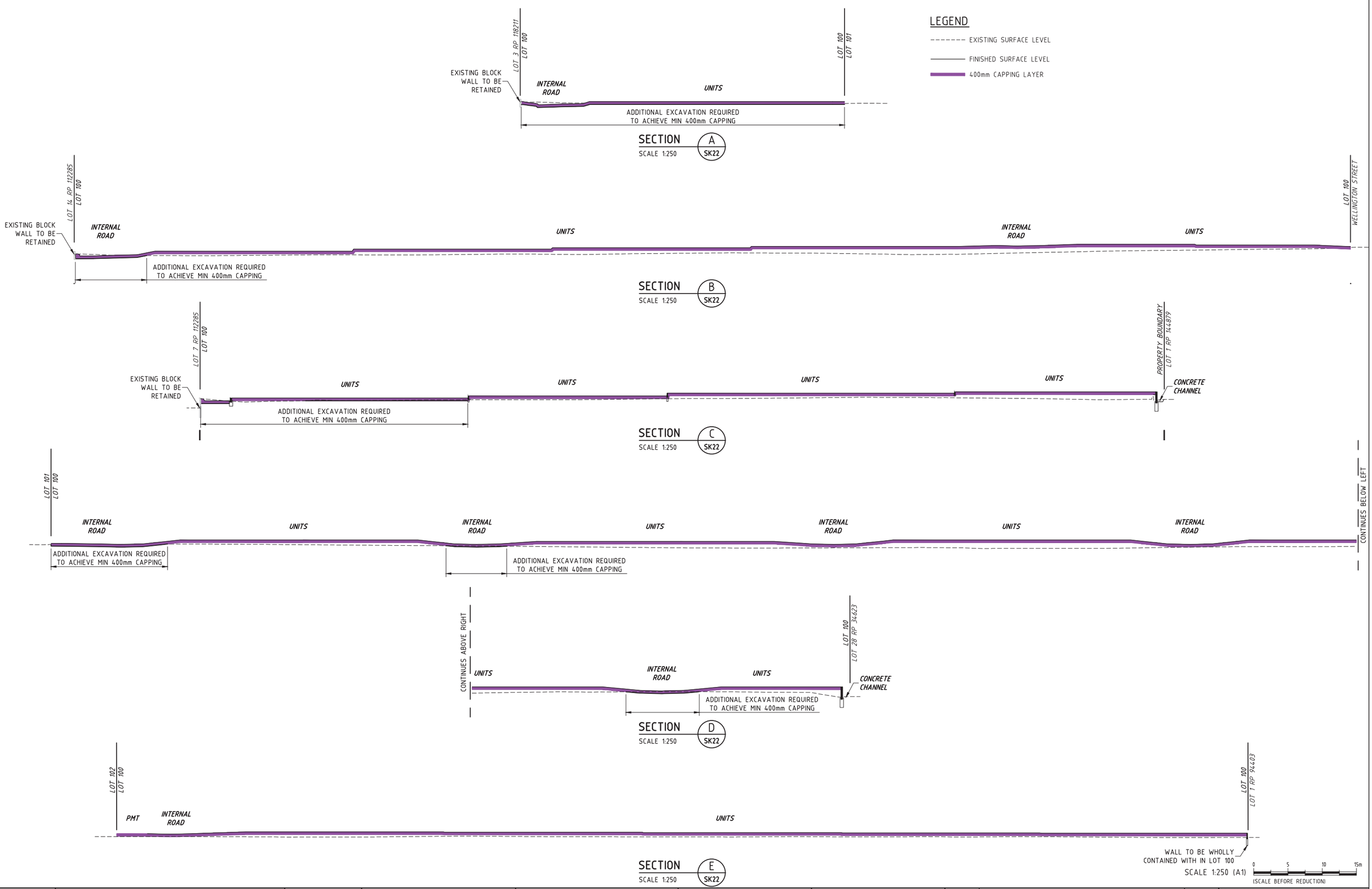
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REVISION	AMENDMENT	DATE
A	REPORT ISSUE	04/09/26
B	ISSUED FOR APPROVAL	25/09/26
C	ISSUED FOR APPROVAL	02/10/26

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COMPASS ASSURANCE SERVICES ISO 9001

PROJECT	TITLE	CLIENT
WELLINGTON STREET & BLINZINGER ROAD BANYO QLD 4104	CONCEPT EARTHWORKS SECTIONS	AR DEVELOPMENTS

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REVISION	AMENDMENT	DATE
A	REPORT ISSUE	04/09/26
B	ISSUED FOR APPROVAL	25/09/26
C	ISSUED FOR APPROVAL	02/10/26

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Rev. C

Appendix A – Erosion and Hazard Assessment Form

BRISBANE CITY COUNCIL ABN 72 002 765 795

Erosion Hazard Assessment

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

What is an Erosion Hazard Assessment?

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

When is the EHA required?

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

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

Privacy Statement

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

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

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

☐ ***A 'low' risk site***

Best practice erosion and sediment control (ESC) must be implemented but no erosion and sediment control plans need to be submitted with the development application. Factsheets outlining best practice ESC can be found at https://waterbydesign.com.au/download/erosion-sediment-control-for-small-construction-sites

☐ ***A 'medium' risk site***

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

☑ ***A 'high' risk site***

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

3 Site Information and Certification

Application number (if known)

Site address

56 Blinzinger Road, Banyo

Postcode 4014

I certify that:

☑ I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager.

☑ I am a person with suitable qualifications and/or experience in erosion and sediment control.

☑ The Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Infrastructure Design Planning Scheme Policy.

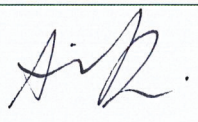
☑ The Erosion Hazard Assessment accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

☑ I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by *(Print name)*

Ariela Dioses

Certifier's signature



Date

01 / 09 / 2026

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Assessment Table

Table 1: Low Risk Test

		Yes	*No*
1.1	is the area of land disturbance > 1000 m2?	☑	☐
1.2	does any land disturbance occur in a BCC mapped waterway corridor?	☐	☑
1.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 5%?	☐	☑
1.4	does any land disturbance occur below 5 m AHD?	☑	☐
1.5	does development involve endorsement of a staging plan?	☐	☑
1.6	is there an upstream catchment passing through the site > 1 hectare?	☑	☐

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

If you answered ***'Yes'*** to **ANY** of these questions, then proceed to ***Table 2***

Table 2: Medium Risk Test

		Yes	*No*
2.1	is the area of land disturbance > 1 hectare?	☑	☐

If ***'No'*** then the site is **medium risk** with respect to erosion and sediment control. (Do not continue to Table 3)

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

Table 3: High Risk Test

		Yes	*No*
3.1	is there an upstream catchment passing through the site > 1 hectare?	☑	☐
3.2	does any land disturbance occurs in a BCC mapped waterway corridor?	☐	☑
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%?	☐	☑

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

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

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