APPENDIX C CIVIL REPORT

Prepared by

UD CIVIL

UD Civil

Engineering Services Report

2 Auster Street,
Redland Bay, QLD 4165

15/09/2026

Approval Status

Rev #	Author	RPEQ Reviewer	Signature	RPEQ No.	Date
01	A. Abdoola	S. Sacur		29881	15/09/26

Revision History

Rev #	Status	Distributed To	Date	Prepared by	Approved by
01	For Approval	Viva Property Group & Dux Development Group	15/09/26	A. Abdoola	S. Sacur

This report has been prepared for the client in accordance with the terms and conditions of appointment for the proposed development. Urban Development Civil Pty Ltd (ABN 74 688 096 826) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

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APPENDICES

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1. Introduction

UD Civil has been engaged to prepare an Engineering Services Report for the proposed development at 2 Auster Street, Redland Bay. The intent of this report is to summarise the following:

- Existing topography
- Proposed development
- Filling and Excavation
- Infrastructure and Services
- Stormwater Strategy

This will be completed in accordance with Redland City Plan (2018) and Water Services Association Australia (WSAA).

1.1 Revision 1

The purpose of this revision of the report is to submit this for development approval as part of the townhouse development application.

2. Site Information

The site is located in Redland Bay, located approximately 32km south east from Brisbane City. The total site area is 1095m^2 and is located in Redland City Council. The site is bound by a commercial lot to the north, Esplanade to the east, Auster Street to the south, and residential buildings to the west including a multi-story residential apartment building.



Figure 2-1 – Proposed site location (QLD Globe)

2.1 Topography

The subject site is relatively flat with the existing house being the highest elevation on the site and the surrounding areas all fall away from the building in all directions. Most of the landscaping falls towards the two road reserves that surround the subject site at grades of approximately 1%.

Refer to Appendix A for the detailed site survey.

3. Proposed Development

The proposed development is a townhouse development consisting of 7 townhouses. The development will be facilitated with road access via Auster Street.

Refer to Figure 3-1 for an architectural render of the proposed development. The full set of architectural drawings can be referenced in Appendix B.



Figure 3-1 – Proposed townhouse development (Danielli Architects drawing DA-013)

4. Filling and Excavation

All filling, excavation, and associated retaining works shall be carried out in accordance with the *Redland City Council's Planning Scheme Policy 2 – Infrastructure Works (Section 2.6 – Excavation and Filling), Redland City Plan Infrastructure Works Code,* and Australian Standard AS 3798:2007 – Guidelines on Earthworks for Commercial and Residential Developments.

All sediment generated during construction shall be managed in accordance with a site-specific *Erosion and Sediment Control Plan*, which is to be prepared, implemented, and maintained on-site throughout the duration of the works.

Erosion and sediment control measures shall be implemented in accordance with the following current standards and guidelines:

- Redland City Council's Planning Scheme Policy 2 – Infrastructure Works (2016); and
- International Erosion Control Association (IECA) Best Practice Erosion and Sediment Control Guidelines, 2008.

4.1 Proposed Earthworks and Retaining

The proposed earthworks are to be undertaken to achieve the minimum floor requirements to ensure flood immunity of the townhouses. The earthworks also assist with achieving a lawful point of discharge to the existing stormwater pit located in the Esplanade, adjacent to the eastern boundary of the site. This requires 858m^3 of fill to grade the lots appropriately.

Retaining will be required on the north of the site for the proposed earthworks. These walls will be required to be constructed wholly within the subject site including footing unless consent is negotiated with the neighbours to construct on the shared boundary.

4.2 Acid Sulphate Soils

Given the entire site is below 5m AHD, the presence of Acid Sulphate Soils (ASS) is likely and is also included in Redland City Council's mapped Acid Sulphate Soils overlay. Further investigation is required prior to any filling or excavation works.

5. Infrastructure and Services

5.1 Existing Assets

The existing infrastructure and services within the vicinity of the subject site outlined below have been obtained using detailed survey, Geographical Information System (GIS), Before You Dig Australia (BYDA) data, and Redland City Council's Red-e-map. The following assets have been identified:

- Stormwater
- Water
- Sewer
- Communications
- Electrical

5.1.1 Stormwater

An existing stormwater gully pit is located on the western side of the Esplanade within the site frontage. A Ø375mm stormwater reinforced concrete pipe (RCP) directs flows east and discharges directly into Redland Bay. Refer to Figure 5-1 for the existing stormwater network.

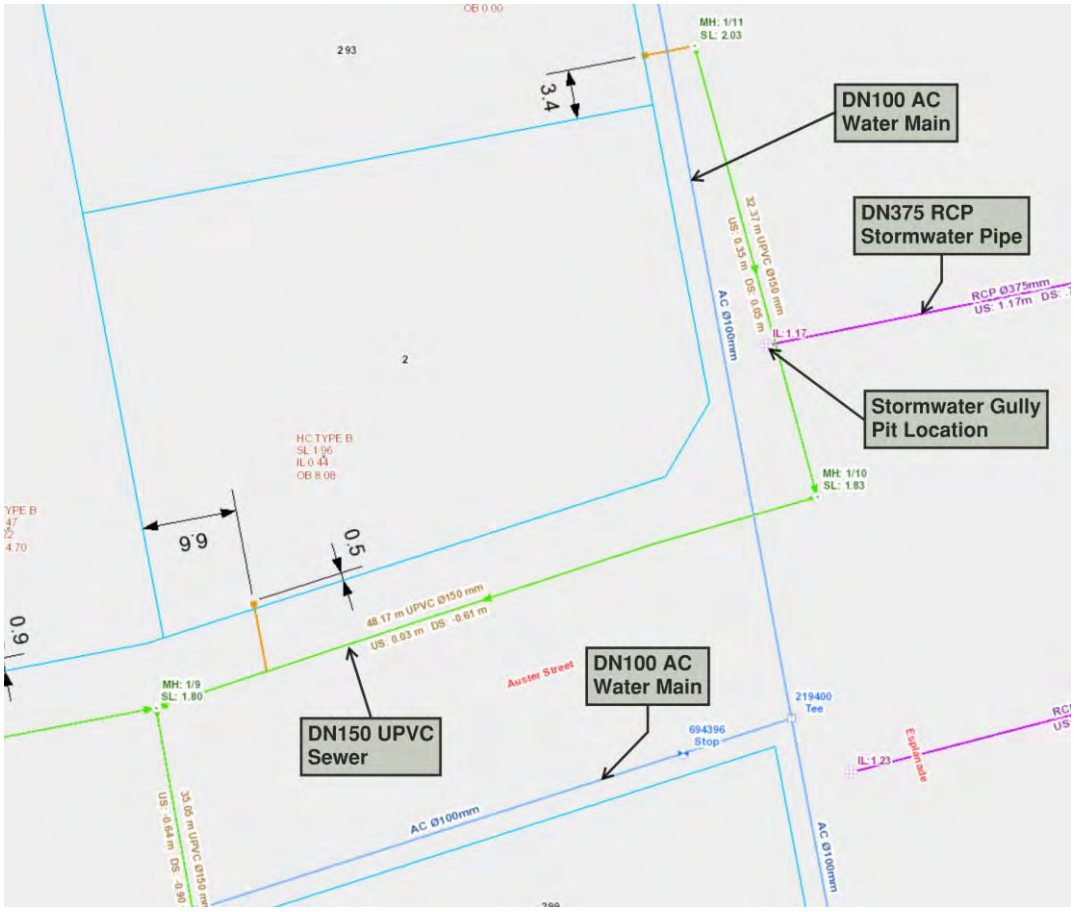


Figure 5-1 – Existing stormwater infrastructure (Red-E-Map)

5.1.2 Water

An existing DN100 Asbestos Cement (AC) water reticulation main is located in the western verge of Esplanade across the site frontage. There is also another DN100 AC water main located in the southern verge of Auster Street. Refer to Figure 5-1 for the existing water infrastructure.

5.1.3 Sewer

There is an existing DN150 uPVC sewer reticulation main within the northern verge of Auster Street across the road frontage. There is also an existing DN150 uPVC sewer main within the road reserve of the Esplanade. Refer to Figure 5-1 for reference of this information.

5.1.4 Gas

There is currently no existing gas infrastructure surrounding the subject site that has been identified in Dial Before You Dig.

5.1.5 Communications

There is existing Telstra and NBN infrastructure within the vicinity of the subject site within the road reserves surrounding the site.

5.1.6 Electrical

Existing overhead power infrastructure is located on the northern verge of Auster Street as well as the western verge of the Esplanade.

5.2 Proposed Stormwater Strategy

The following strategy for managing the stormwater of the proposed development has been outlined as follows:

- The nominated lawful point of discharge consists of directing stormwater flows to the existing stormwater pit adjacent to the site;
- Minor flows up to and including the 5% AEP storm will be captured by a pit and pipe network and discharged to the lawful point of discharge;
- Major flows will bypass the internal network and continue as overland flow to the road; and
- Providing on-site detention will be undesirable given the location of the subject site.

Refer to UD Civil's Stormwater Management Plan for further details.

5.3 Proposed Water and Sewer

Based on the existing infrastructure outlined above, the proposed development can be serviced with water and sewer connections.

5.3.1 Proposed Water Servicing

It has been proposed to remove the existing water property connection and construct a new water property connection and meter. The sizing is to be confirmed at the detailed design stage.

Refer to Appendix C for the water servicing schematic.

5.3.2 Proposed Sewer Servicing

The intent is to construct a DN150 PVC-U sewer property connection from the existing sewer main on Auster Street.

Refer to Appendix C for the sewer servicing schematic.

6. Conclusion

This Engineering Services Report has assessed the proposed development at 2 Auster Street, Redland Bay, with respect to filling and excavation, infrastructure and services and stormwater.

The assessment has demonstrated that the proposed development layout provides an acceptable and compliant solution for all engineering services. The design has been prepared in accordance with the requirements of relevant local and state authorities, including Redland City Council Planning Scheme Policy 2 and Water Services Association Australia (WSAA).

A summary of the key engineering outcomes is provided below:

Filling and Excavation

The proposed earthworks have been proposed specifically to achieve a lawful point of discharge for the subject site and to achieve the minimum finished floor levels to ensure flood immunity. Retaining walls will be wholly located within the subject site and where possible, will reduce visual amenity issues.

Sewer and Water Infrastructure

The site can be adequately serviced with water and sewer infrastructure by the existing infrastructure within close vicinity of the subject site.

Stormwater Management Strategy

The stormwater quantity and quality management strategy for the proposed development will be as follows:

- The nominated lawful point of discharge consists of directing stormwater flows to the existing stormwater pit adjacent to the site;
- Minor flows will be captured by a pit and pipe network and discharged to the lawful point of discharge;
- Major flows will bypass the internal network and continue as overland flow to the road; and
- Providing on-site detention will be undesirable given the location of the subject site.

Appendix A - Site Survey



Vegetation Key

- Palm Tree
- Tree <200mm Trunk Diameter / Shrub
- Tree >200mm Trunk Diameter

Services Key

Stormwater	SW - CLASS 'A' — SW - CLASS 'A' — SW - CLASS 'A'
Sewer	S - CLASS 'A' — S - CLASS 'A' — S - CLASS 'A'
Water Main	W - CLASS 'A' — W - CLASS 'A' — W - CLASS 'A'
Telecomms	C - CLASS 'A' — C - CLASS 'A' — C - CLASS 'A'
Electrical (Underground)	E - CLASS 'A' - (UG)
Electrical (Above Ground)	E - CLASS 'A' - (AG)
Gas Pipe	G - CLASS 'A' — G - CLASS 'A' — G - CLASS 'A'

Note: Classification of subsurface utility information in accordance with Australian Standard 5488

Legend

- Communications Pit
- Communications Pillar
- Communications Marker
- Electrical Box
- Electrical Marker
- Electrical Light Pole
- Electrical Pole
- Electrical Pit
- Electrical Stay Pole
- Gas Marker
- Gas Pit
- Gas Valve
- Kerb Outlet
- Pole
- Pylon
- Unknown Manhole (U MH)
- Roofwater Field Pit (RW FP)
- Sewer Manhole (Sew MH)
- Stormwater Manhole (SW MH)
- Sign
- Survey Mark
- Traffic Light
- Traffic Pit
- Water Hydrant
- Water Hydrant Marker
- Water Meter
- Water Valve

Notes:

This plan is prepared for Dux Development Group Pty Ltd from a combination of field survey and existing records for the purpose of design and should not be used for any other purpose.

The title boundaries as shown hereon have been determined from minimum connections to survey marks placed by others and then from measurements by others, the verification of which does not form part of this survey. This survey shows site contours and features only. It does not guarantee the position of boundary pegs, if found. The position of fence lines, retaining walls and other features is indicative only and should not be relied upon as depicting the boundary lines.

Only visible surface features of underground services on or adjacent to the site have been located by field survey.

If not able to be so located, known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made hereon.

The Position of underground services on this drawing are indicated by a single line. Care should be exercised as services may occupy a considerably wider corridor than that indicated on this drawing. Users should be aware during excavation or construction that services may exist for which there is no record.

Prior to construction commencing, it is the clients responsibility:

- to accurately locate and/or expose any non visible services.
- to determine whether title encumbrances will prevent or limit development, and
- to check on the local authority's definition of Natural Ground Level.

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

The contours shown are from field survey. These contours should not be used for Natural Ground Level as defined by the local authority planning Scheme for the purposes of determining building heights.

REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
A	Initial issue to client	01/07/26	FM	BDG	LEH

Client:	Dux Development Group Pty Ltd
Plan Type:	Contour & Detail Survey
Project:	2 Auster Street, Redland Bay
RPD:	Lot 6 on RP75327
Locality:	Redland Bay
Local Authority:	Redland City Council
Meridian:	IS345294
Height Datum:	AHD D
Height Origin:	PM120561 RL:1.906m
Scale:	1:200 (A2)
Contour Intervals:	0.25m
Surveyed:	MJB - 25/06/26
Drawn:	FM - 01/07/26
Checked:	BDG - 01/07/26

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Plan Ref:

7540-0002-A

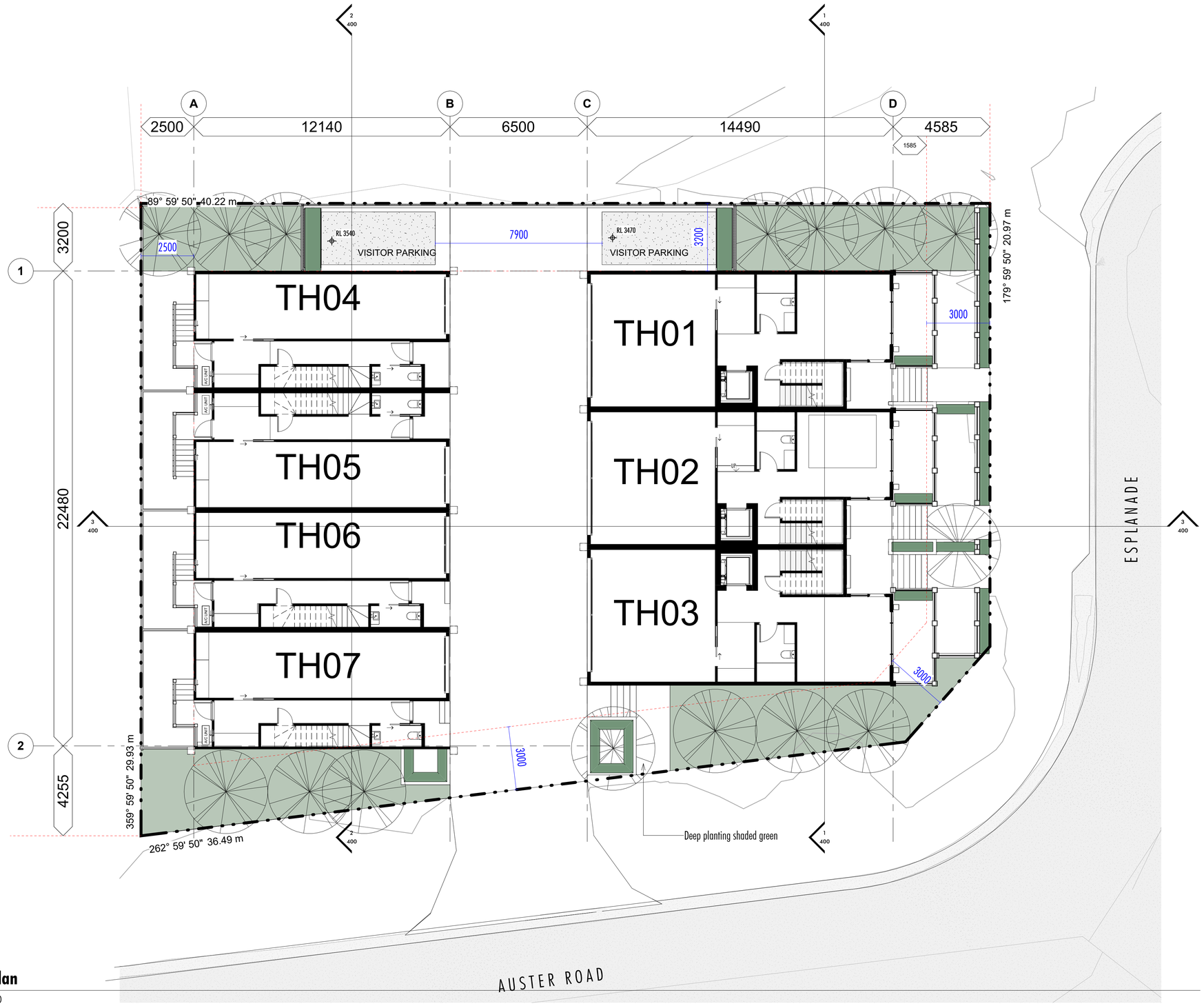
Appendix B – Architectural Drawings

DANIELLI
ARCHITECTS

AUSTER TOWNHOUSES

260501-AUSTER

2 AUSTER STREET,
REDLAND BAY QLD 4165



1 Site Plan

1 : 100

SITE ANALYSIS

SITE: 1,096m²
SITE COVER: 603m² OR 55%
DEEP PLANTING: 143m²
UNITS / UNIT MIX
TH 01 - TH 03 = 4 BED, 2.5 BATH, 2 GARAGE
TH 04 - TH 07 = 3 BED, 2.5 BATH, 2 GARAGE

CAR PARKING
14 PARKING SPACES + 2 VISITOR

PRIVATE OPEN SPACE
TH 01 67.6 m²
TH 02 34.8 m²
TH 03 31.3 m²
TH 04 49 m²
TH 05 43.2 m²
TH 06 43.2 m²
TH 07 49.7 m²

DA ISSUE
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- Architectural drawings are to be read in conjunction with the all relevant engineer's drawings and vice versa.
- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturer's recommendations and specifications.
- Verify location of existing services prior to commencement.
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

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ISSUE	DESCRIPTION	DATE
E	DA Submission	30.08.26
D	DA Preliminary	19.08.26
C	Information update	11.08.26
B	Information Update	22.07.26
A	Preliminary Issue	10.07.26

PROJECT:
AUSTER

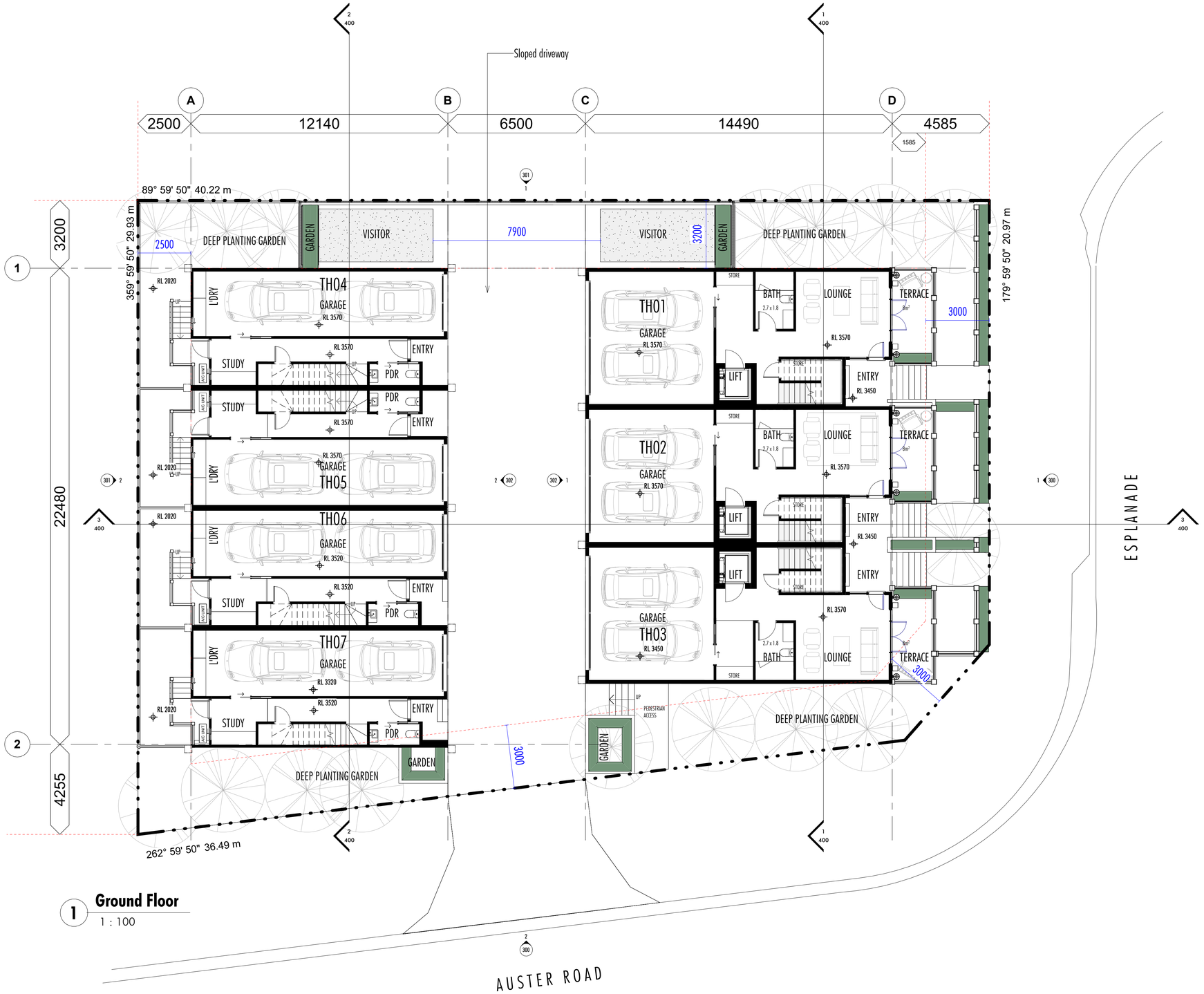
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SITE PLAN

DRAWING No.	REVISION
DA-200	**E**



1 Ground Floor

1 : 100

SITE ANALYSIS

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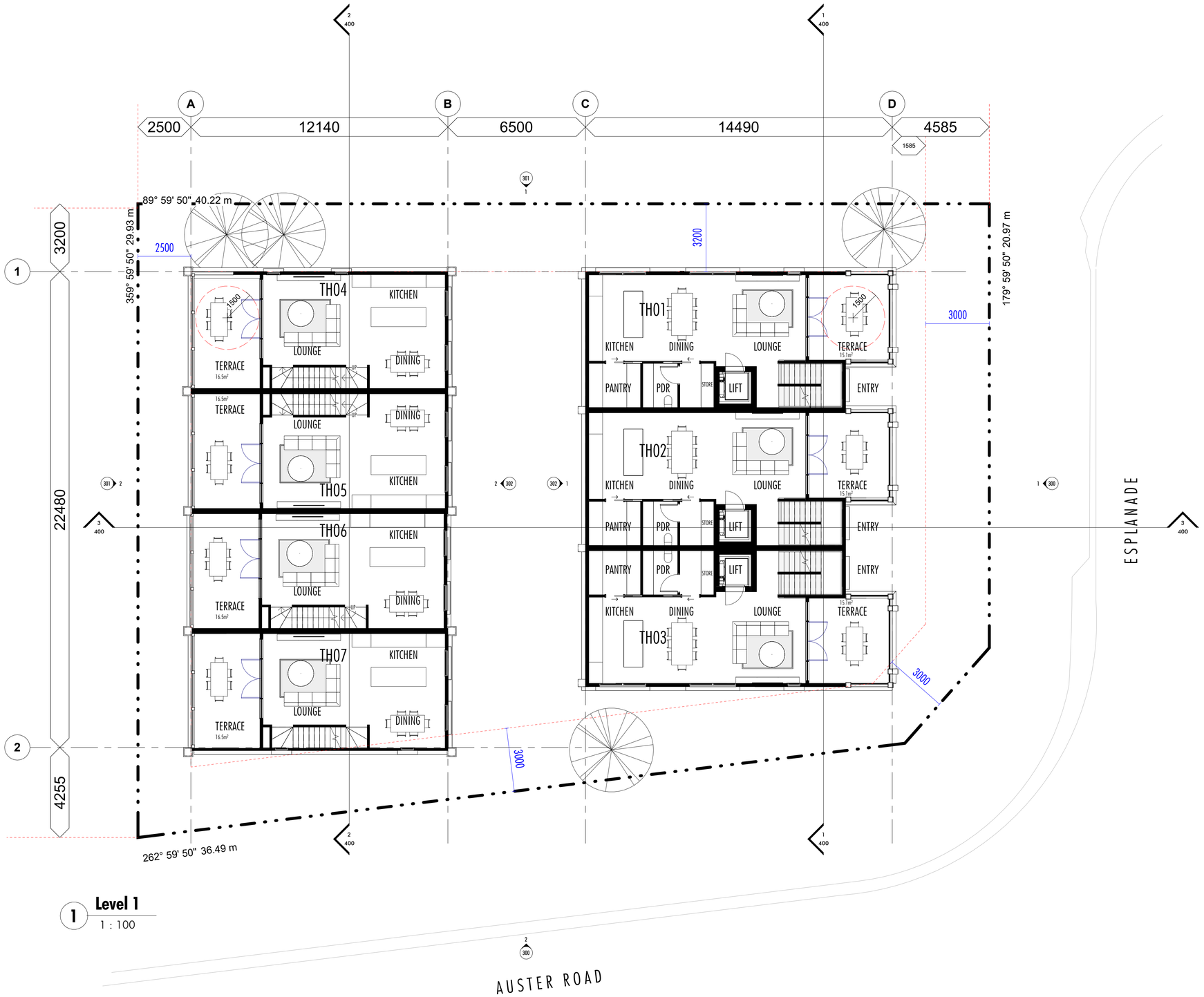
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PAGE TITLE:
GROUND PLAN

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DA-210	F



1 Level 1

1 : 100

SITE ANALYSIS

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REDLAND BAY QLD 4165

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260501

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PAGE TITLE:
FIRST FLOOR PLAN

DRAWING No.	REVISION
DA-211	**E**



1 Level 2
1 : 100

SITE ANALYSIS

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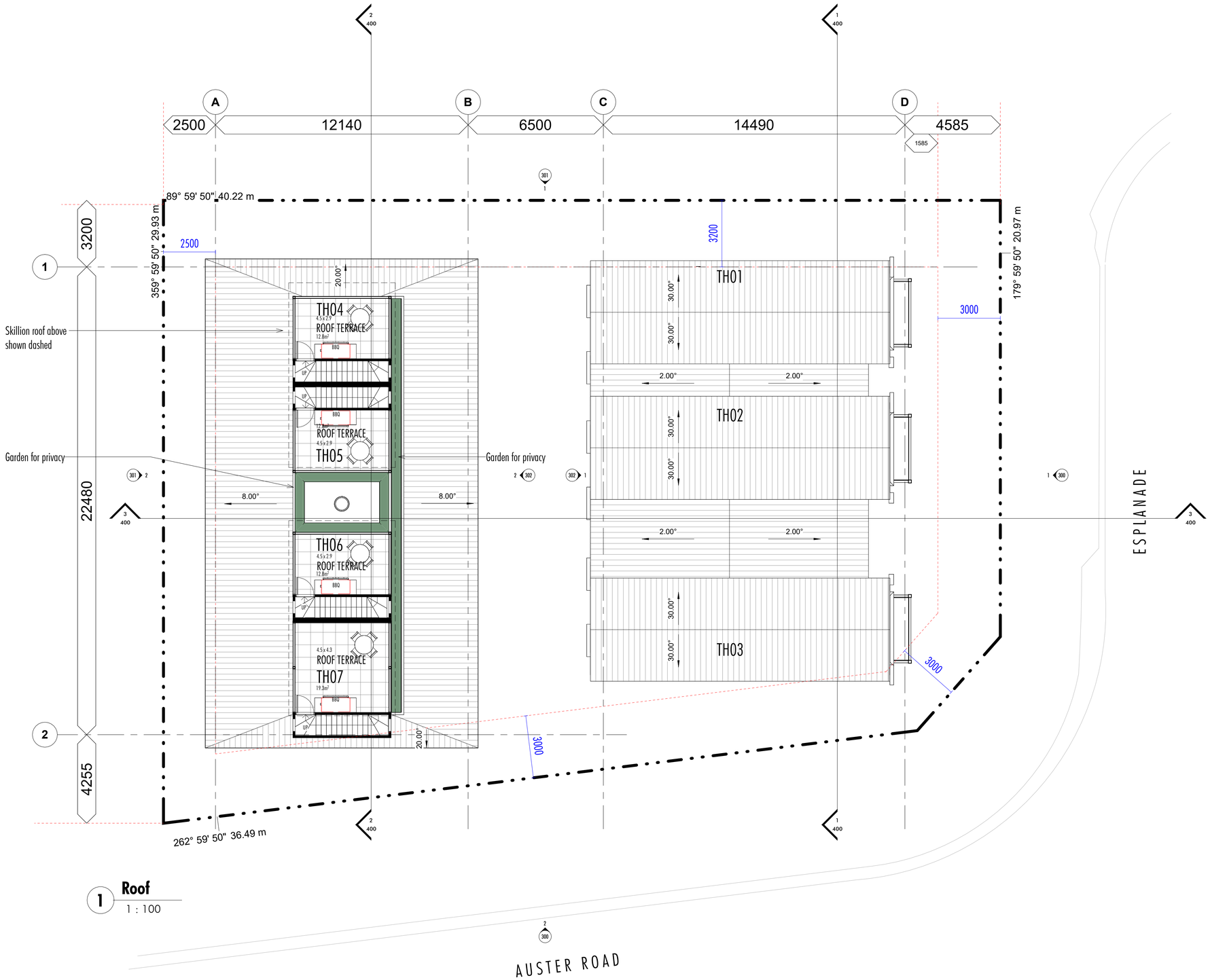
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SECOND FLOOR PLAN

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DA-212	**E**



1 **Roof**
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SITE ANALYSIS

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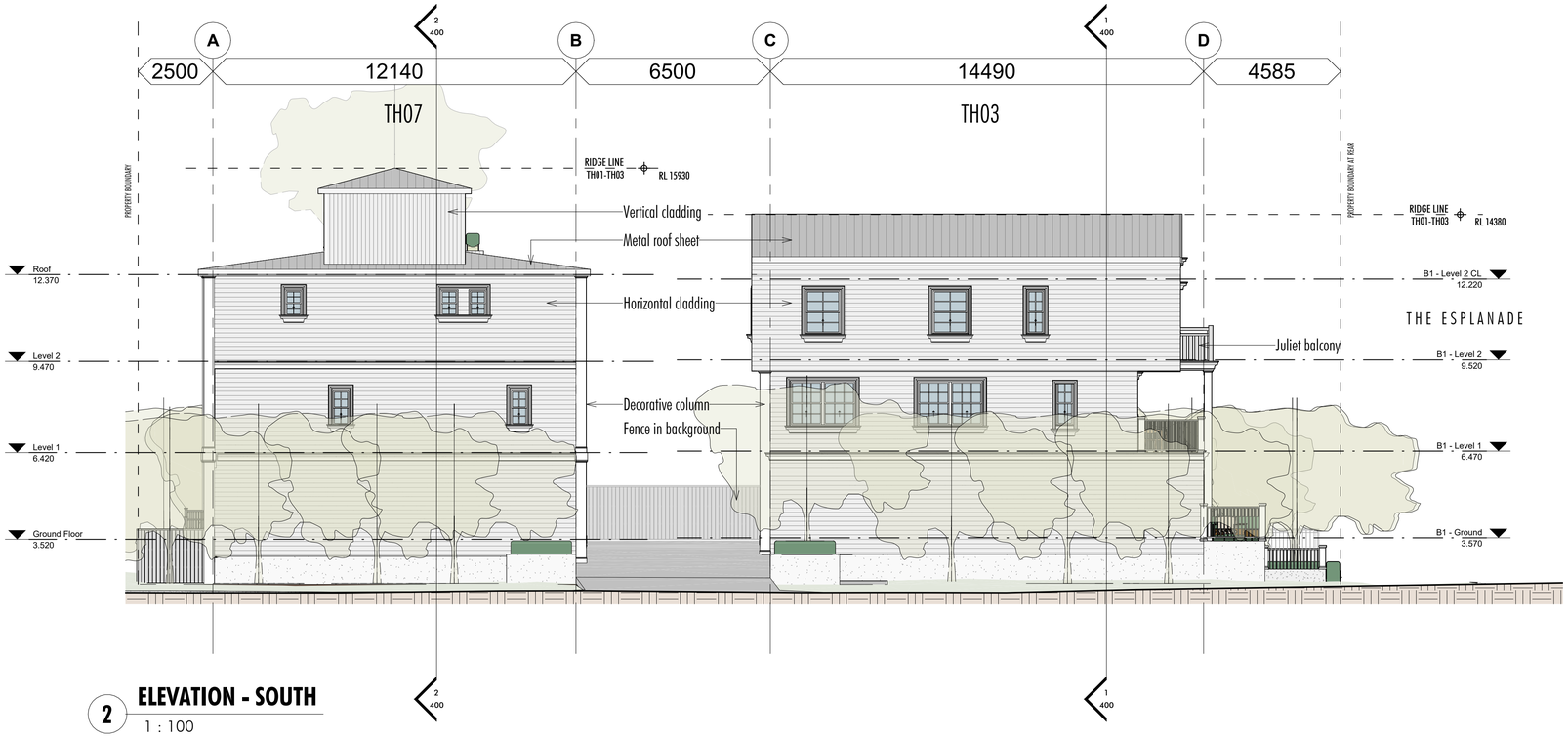
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ROOF PLAN

DRAWING No.	REVISION
DA-213	**E**



1 ELEVATION - EAST

1 : 100



2 ELEVATION - SOUTH

1 : 100

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AUSTER

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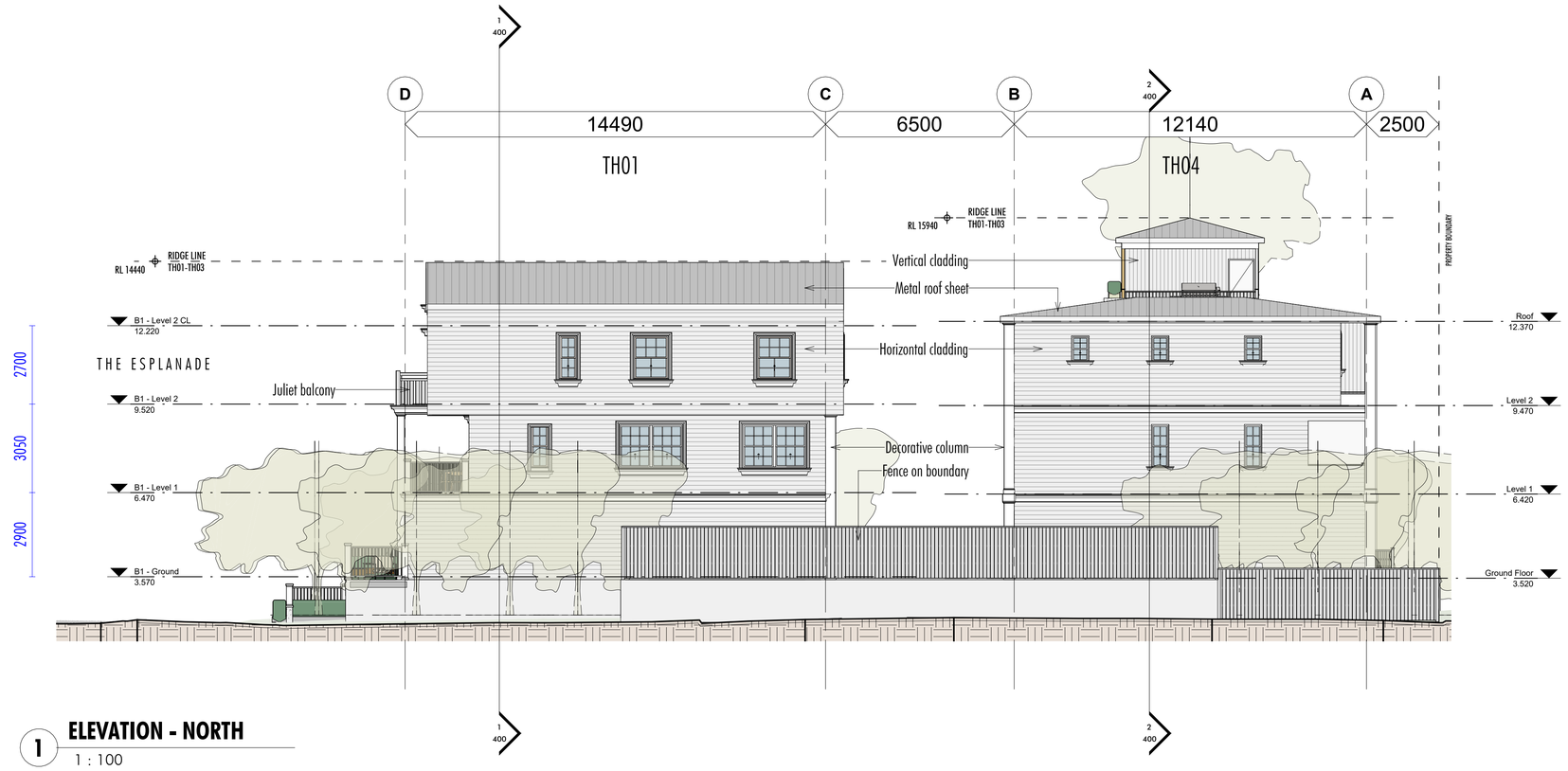
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ELEVATIONS

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DA-300	**C**



2 ELEVATION - WEST

1 : 100



1 ELEVATION - NORTH

1 : 100

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DANIELLI ARCHITECTS

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- Architectural drawings are to be read in conjunction with the all relevant engineer's drawings and vice versa.
- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturer's recommendations and specifications.
- Verify location of existing services prior to commencement.
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

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ISSUE	DESCRIPTION	DATE
C	DA Submission	08.09.26
B	DA Submission	30.08.26
A	DA Preliminary	19.08.26

PROJECT:
AUSTER

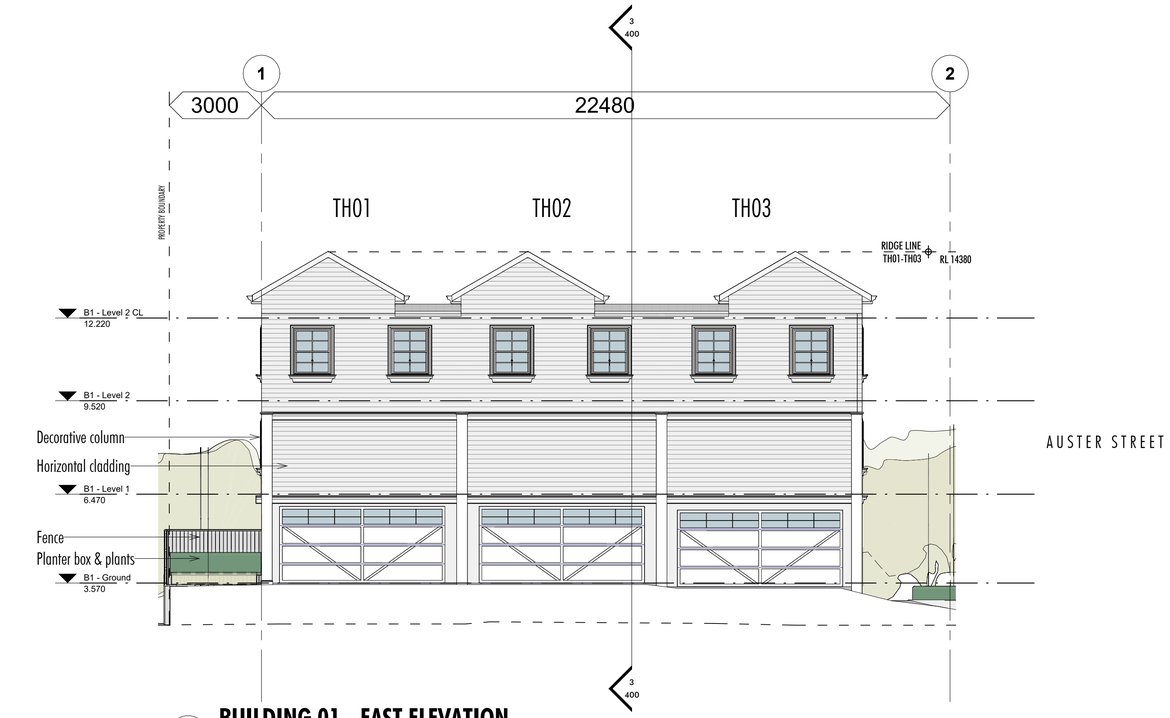
ADDRESS:
2 AUSTER STREET,
REDLAND BAY QLD 4165

JOB NO:
260501

DRAWN:	APPROVED:	SCALE @ A1:
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PAGE TITLE:
ELEVATIONS

DRAWING No.	REVISION
DA-301	C



1 BUILDING 01 - EAST ELEVATION

1 : 100



2 BUILDING 02 - WEST ELEVATION

1 : 100

DA ISSUE

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A	DA Preliminary	19.08.26

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AUSTER

ADDRESS:
2 AUSTER STREET,
REDLAND BAY QLD 4165

JOB NO:
260501

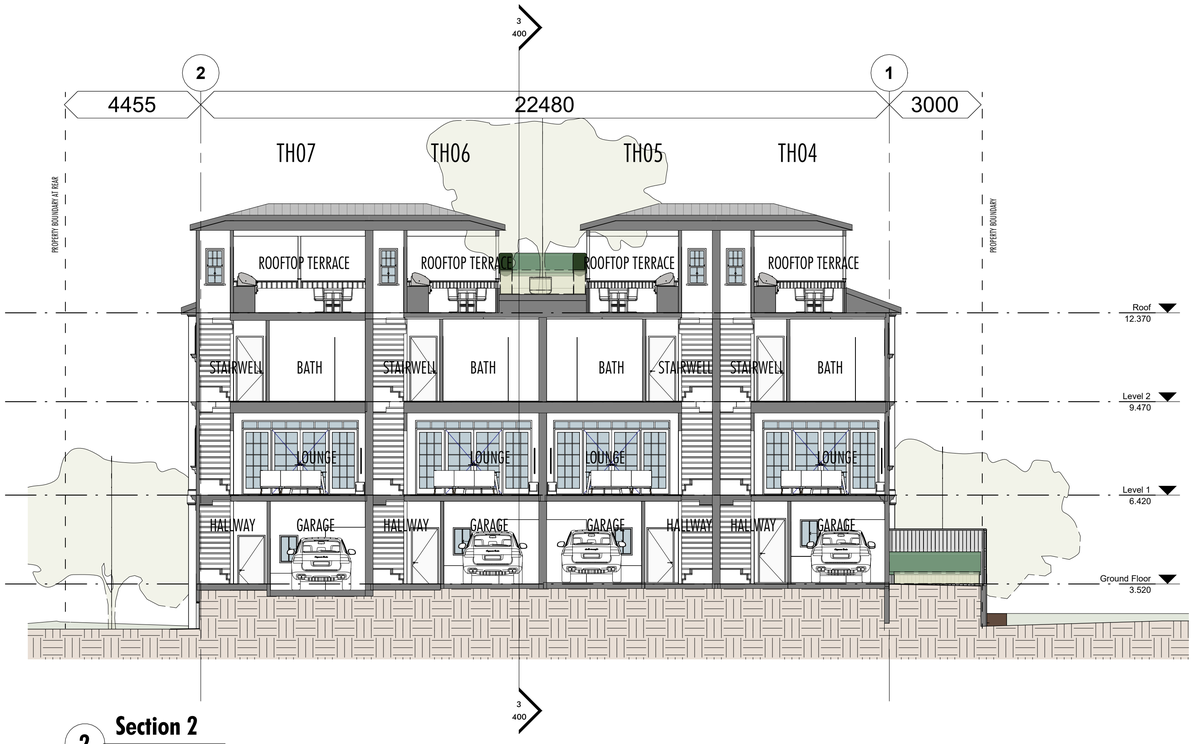
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PAGE TITLE:
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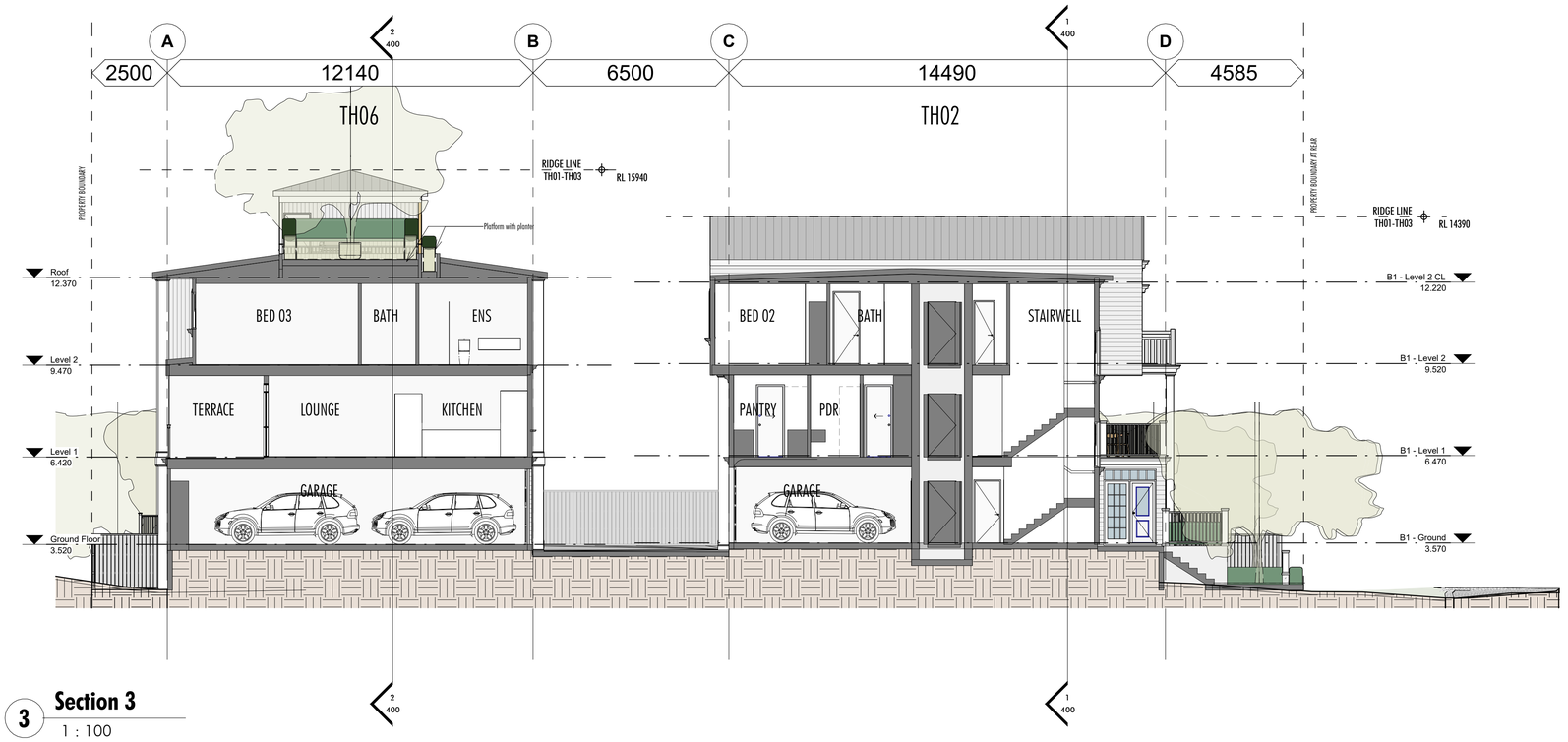
DRAWING No.	REVISION
DA-302	**C**



1 **Section 1**
1 : 100



2 **Section 2**
1 : 100



3 **Section 3**
1 : 100

DA ISSUE
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ISSUE	DESCRIPTION	DATE
C	DA Submission	08.09.26
B	DA Submission	30.08.26
A	DA Preliminary	19.08.26

PROJECT:
AUSTER

ADDRESS:
2 AUSTER STREET,
REDLAND BAY QLD 4165

JOB NO:
260501

DRAWN:	APPROVED:	SCALE @ A1:
AD	**AD**	**1 : 100**

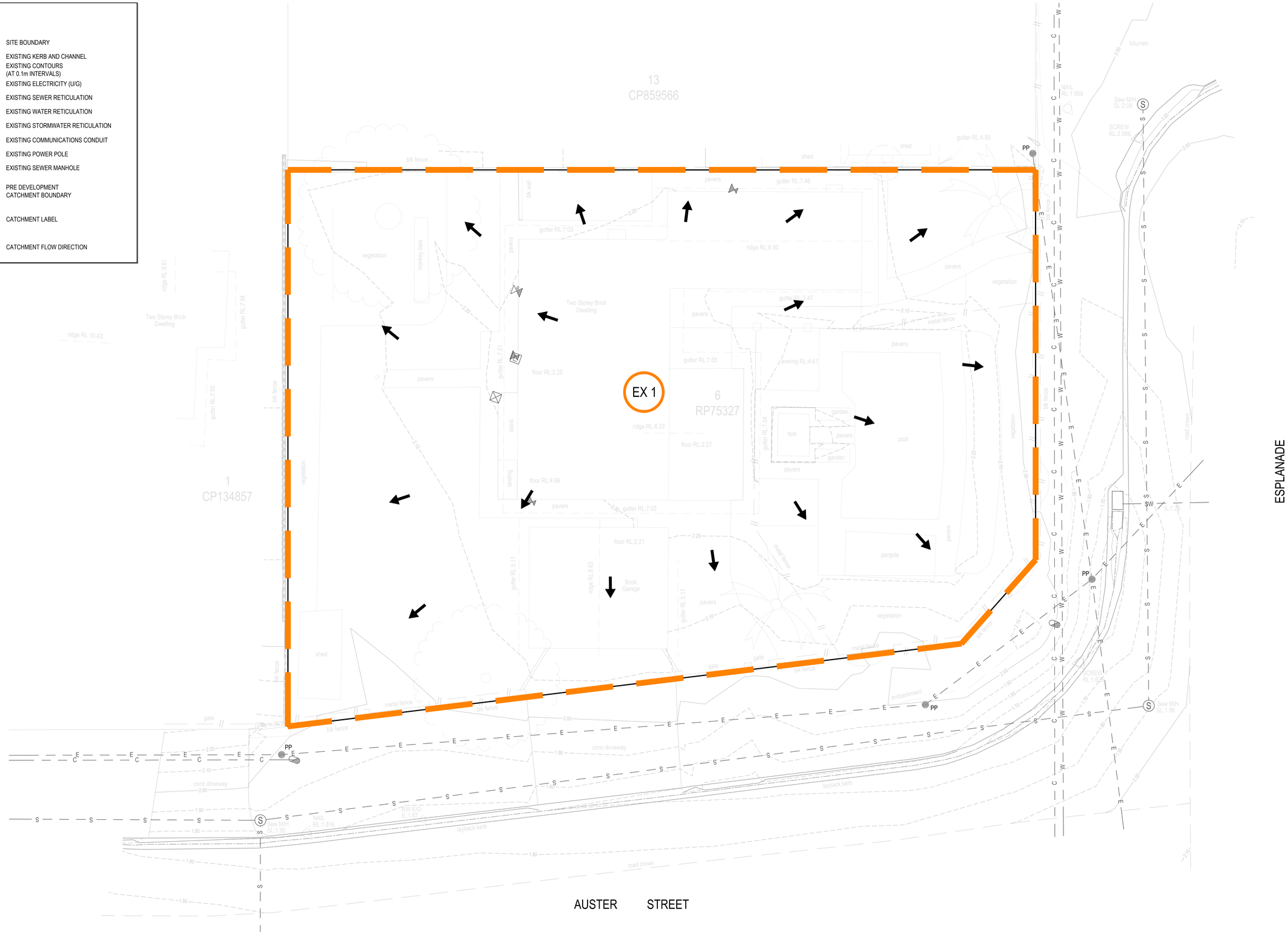
PAGE TITLE:
SECTIONS

DRAWING No.	REVISION
DA-400	**C**

Appendix C – Civil Drawings

LEGEND

- SITE BOUNDARY
- EXISTING KERB AND CHANNEL
- 2.00 EXISTING CONTOURS (AT 0.1m INTERVALS)
- E EXISTING ELECTRICITY (U/G)
- S EXISTING SEWER RETICULATION
- W EXISTING WATER RETICULATION
- SW EXISTING STORMWATER RETICULATION
- C EXISTING COMMUNICATIONS CONDUIT
- PP EXISTING POWER POLE
- (S) EXISTING SEWER MANHOLE
- PRE DEVELOPMENT CATCHMENT BOUNDARY
- EX1 CATCHMENT LABEL
- CATCHMENT FLOW DIRECTION



REVISIONS:			
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No.	REVISION DESCRIPTION	DRAWN	DATE

SCALE BAR
0 1 2 3 4 5m 10m
SCALE 1:100

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ARCHITECT
DANIELLI ARCHITECTS

PROJECT TITLE
TOWNHOUSE
2 AUSTER STREET, REDLAND BAY
LOT 6 ON RP75327

DRAWING TITLE
EXISTING SW CATCHMENTS

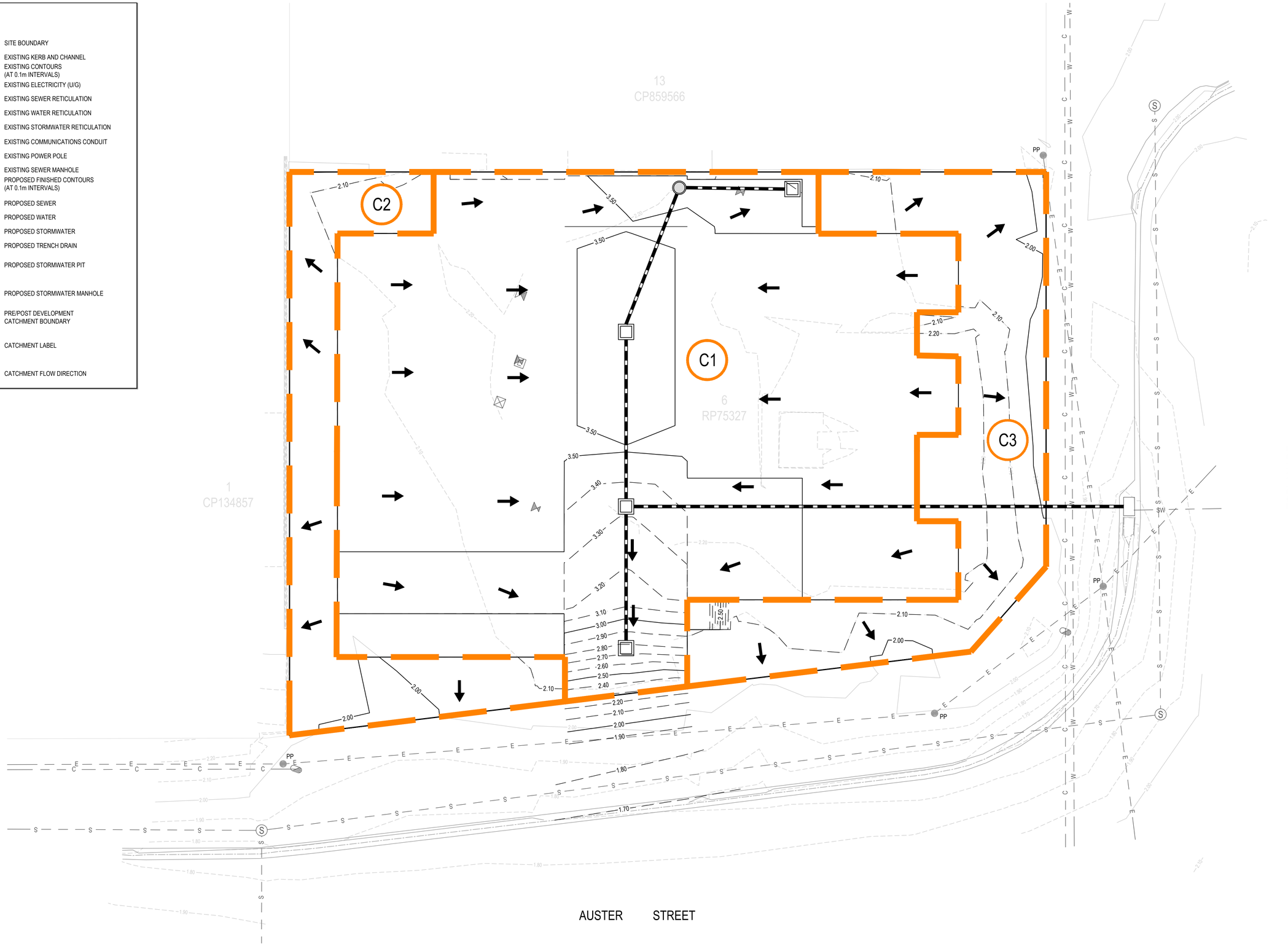
DRAWING STATUS
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PROJECT LEADER	DESIGNER	RPEQ NAME · NUMBER · SIGNATURE
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DRAFTSPERSON	SCALE	DATE
MT	1:100@A1	14.09.2026
JOB No.	DRAWING No.	REVISION
C26018	DA001	A

SHEET SIZE A1

LEGEND

- SITE BOUNDARY
- EXISTING KERB AND CHANNEL
- EXISTING CONTOURS (AT 0.1m INTERVALS)
- E — EXISTING ELECTRICITY (U/G)
- S — EXISTING SEWER RETICULATION
- W — EXISTING WATER RETICULATION
- SW — EXISTING STORMWATER RETICULATION
- C — EXISTING COMMUNICATIONS CONDUIT
- PP — EXISTING POWER POLE
- (S) — EXISTING SEWER MANHOLE
- PROPOSED FINISHED CONTOURS (AT 0.1m INTERVALS)
- S — S — PROPOSED SEWER
- W — W — PROPOSED WATER
- PROPOSED STORMWATER
- PROPOSED TRENCH DRAIN
- PROPOSED STORMWATER PIT
- PROPOSED STORMWATER MANHOLE
- PRE/POST DEVELOPMENT CATCHMENT BOUNDARY
- EX1 — CATCHMENT LABEL
- CATCHMENT FLOW DIRECTION



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SCALE BAR
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SCALE 1:100

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CLIENT
DUX DEVELOPMENT GROUP

ARCHITECT
DANIELLI ARCHITECTS

PROJECT TITLE
TOWNHOUSE
2 AUSTER STREET, REDLAND BAY
LOT 6 ON RP75327

DRAWING TITLE
PROPOSED SW CATCHMENTS

DRAWING STATUS
FOR APPROVAL
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PROJECT LEADER	DESIGNER	RPEQ NAME - NUMBER - SIGNATURE	
SS	MT	S. SACUR 29881	
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
MT	1:100@A1	14.09.2026	A1
JOB No.	DRAWING No.		REVISION
C26018	DA002		A

LEGEND

- SITE BOUNDARY
- EXISTING KERB AND CHANNEL
- EXISTING CONTOURS (AT 0.1m INTERVALS)
- EXISTING ELECTRICITY (U/G)
- EXISTING SEWER RETICULATION
- EXISTING WATER RETICULATION
- EXISTING STORMWATER RETICULATION
- EXISTING COMMUNICATIONS CONDUIT
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- PROPOSED FINISHED CONTOURS (AT 0.1m INTERVALS)
- PROPOSED RETAINING WALL
- GROUND BUILDING EXTENT
- ROOF LINE EXTENT
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORMWATER
- PROPOSED TRENCH DRAIN
- PROPOSED WATER METER
- PROPOSED STORMWATER PIT
- PROPOSED STORMWATER MANHOLE
- EXISTING SURFACE LEVEL
- PROPOSED FINISHED SURFACE LEVEL
- PROPOSED TREE
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE

13
CP859566

1
CP134857

6
RP75

TH04 GARAGE FFL 3.570 / FFL 3.570
TH05 GARAGE FFL 3.570
TH06 GARAGE FFL 3.520 / FFL 3.520
TH07 GARAGE FFL 3.320 / FFL 3.510
GARAGE FFL 3.570
GARAGE FFL 3.450
TH01 FFL 3.570
TH02 FFL 3.570
TH03 FFL 3.560

BARRIER KERB 150mm HIGH

ESPLANADE

AUSTER STREET

REVISIONS:			
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No.	REVISION DESCRIPTION	DRAWN	DATE

SCALE BAR
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SCALE 1:100

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ARCHITECT: DANIELLI ARCHITECTS

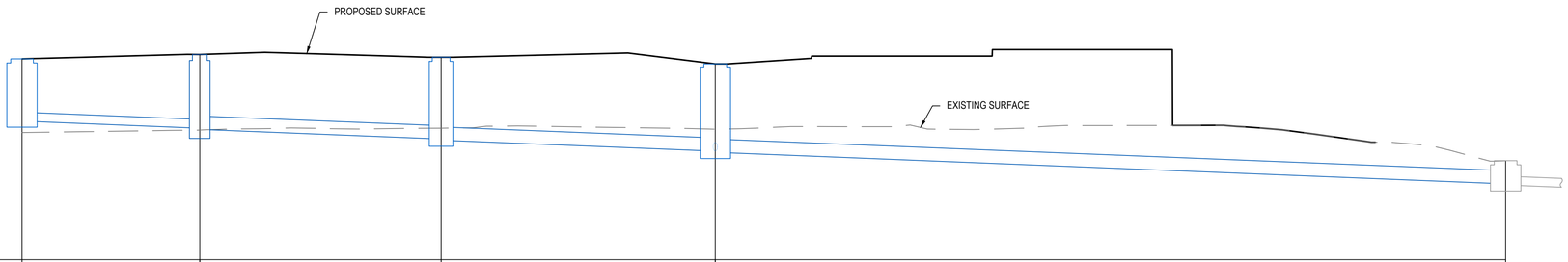
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2 AUSTER STREET, REDLAND BAY
LOT 6 ON RP75327

DRAWING TITLE: CONCEPT GRADING AND DRAINAGE LAYOUT

DRAWING STATUS: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	RPEQ NAME · NUMBER · SIGNATURE	
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DRAFTSPERSON	SCALE	DATE	SHEET SIZE
MT	1:100@A1	14.09.2026	A1
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C26018	DA003		A

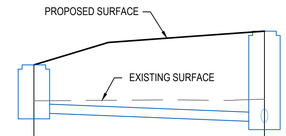
STRUCTURE NAME	1-01	2-01	3-01	4-01	EX-01
STRUCTURE DESCRIPTION	600x600 FIELD INLET CLASS D GRATE	600mm DIA MANHOLE	600x600 FIELD INLET CLASS D GRATE	600x600 FIELD INLET CLASS D GRATE	EXISTING GULLY PIT



DATUM RL 0.0					
PIPE SIZE (mm) PIPE CLASS & TYPE	150 uPVC SN8	225 uPVC SN8	225 uPVC SN8	225 uPVC SN8	
PIPE GRADE (%) PIPE SLOPE (1 IN X)	2.00% 50.00	2.00% 50.00	2.00% 50.00	2.00% 50.00	
FULL PIPE VELOCITY (m/s) NORMAL DEPTH VELOCITY (m/s)	2.53	2.53	2.53	2.53	
PIPE FLOW (cumecs) CAPACITY FLOW (cumecs)	0.039	0.039	0.039	0.039	
FINISHED (& EXISTING) SURFACE LEVEL	3.403 (2.154)	3.477 (2.194)	3.432 (2.226)	3.320 (2.269)	(1.677)
DEPTH OF INVERT BELOW FSL	1.056 1.250	1.269 1.388	1.408 1.482	1.502 0.394	
INVERT LEVEL (IL)	2.347 2.227	2.207 2.044	2.024 1.838	1.818 1.283	1.283
CHAINAGE (CH)	0.000	6.013	14.179	23.456	50.197
SETOUT COORDINATES	E906.654 N5195.308 RL 3.403	E900.988 N5193.295 RL 3.477	E900.986 N5185.129 RL 3.432	E904.197 N5176.425 RL 3.320	E929.285 N5185.882 RL 1.738

LINE 01

STRUCTURE NAME	1-02	4-01
STRUCTURE DESCRIPTION	600x600 FIELD INLET CLASS D GRATE	600x600 FIELD INLET CLASS D GRATE



DATUM RL 0.0		
PIPE SIZE (mm) PIPE CLASS & TYPE	150 uPVC SN8	
PIPE GRADE (%) PIPE SLOPE (1 IN X)	2.00% 50.00	
FULL PIPE VELOCITY (m/s) NORMAL DEPTH VELOCITY (m/s)	2.53	
PIPE FLOW (cumecs) CAPACITY FLOW (cumecs)	0.039	
FINISHED (& EXISTING) SURFACE LEVEL	2.770 (2.183)	3.320 (2.269)
DEPTH OF INVERT BELOW FSL	0.782	1.482
INVERT LEVEL (IL)	1.988	1.838
CHAINAGE (CH)	0.000	7.525
SETOUT COORDINATES	E906.802 N5169.365 RL 2.770	E904.197 N5176.425 RL 3.320

LINE 02

REVISIONS:

No.	REVISION DESCRIPTION	DRAWN	DATE
A	ISSUED FOR APPROVAL	SS	12.09.26

SCALE BAR 0 1 2 3 4 5m 10m

SCALE 1:100 (HORIZONTAL)

0 1 2 3 4 5m

SCALE 1:50 (VERTICAL)

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ARCHITECT
DANIELLI ARCHITECTS

PROJECT TITLE
TOWNHOUSE
2 AUSTER STREET, REDLAND BAY
LOT 6 ON RP75327

DRAWING TITLE
CONCEPT DRAINAGE LONG SECTION

DRAWING STATUS
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PROJECT LEADER	DESIGNER	RPEQ NAME - NUMBER - SIGNATURE	
SS	MT	S. SACUR 29881	
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
MT	1:100@A1	14.09.2026	A1
JOB No.	DRAWING No.		REVISION
C26018	DA004		A

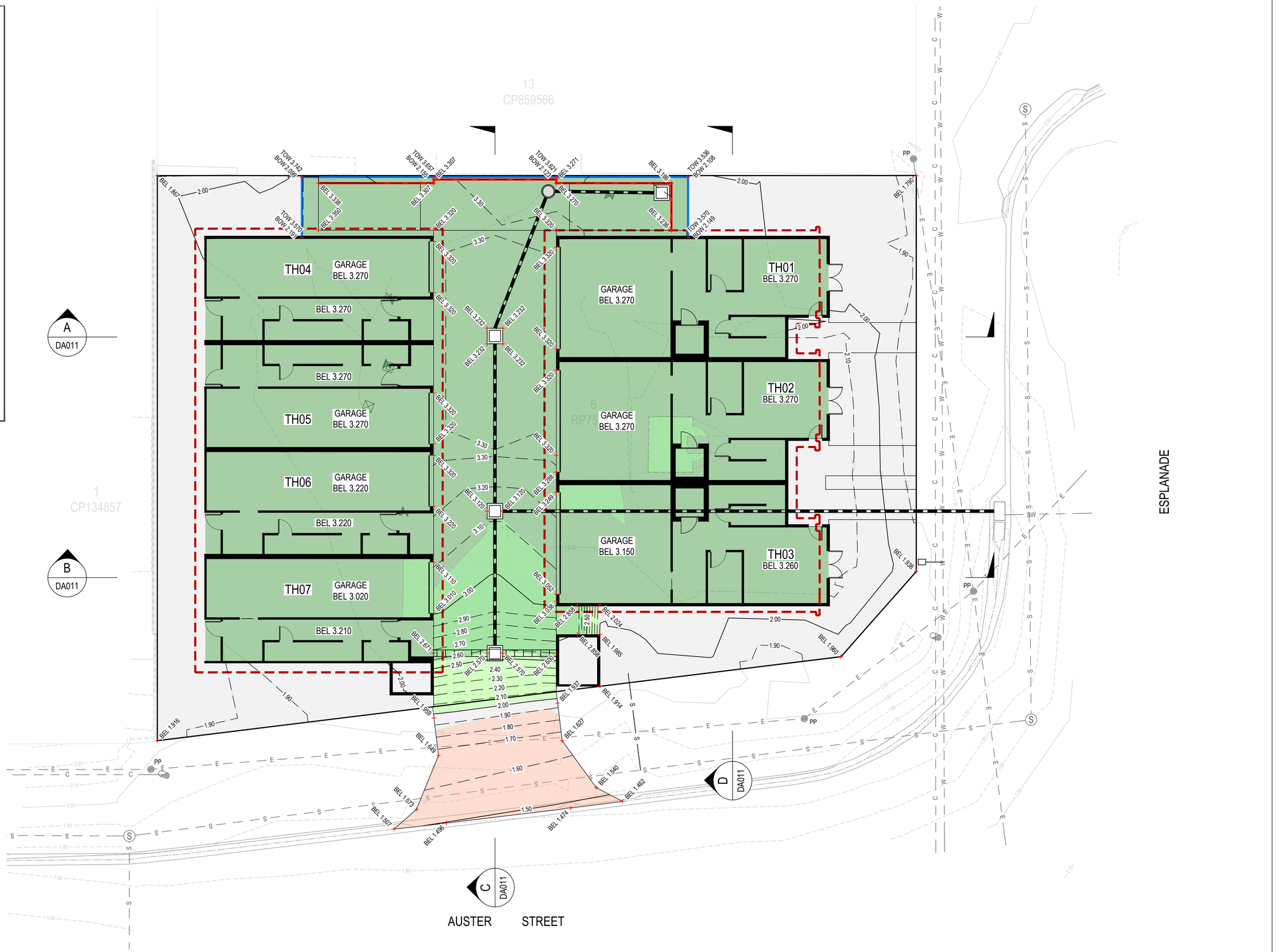
LEGEND

- SITE BOUNDARY
- EXISTING KERB AND CHANNEL
- EXISTING CONTOURS (AT 0.1m INTERVALS) — 2.00
- EXISTING ELECTRICITY (U/G) — E
- EXISTING SEWER RETICULATION — S
- EXISTING WATER RETICULATION — W
- EXISTING STORMWATER RETICULATION — SW
- EXISTING COMMUNICATIONS CONDUIT — C
- EXISTING POWER POLE — PP
- EXISTING SEWER MANHOLE — Ⓢ
- PROPOSED EARTHWORKS CONTOURS (AT 0.1m INTERVALS) — 2.00
- PROPOSED RETAINING WALL
- GROUND BUILDING EXTENT
- ROOF LINE EXTENT
- PROPOSED SEWER — S
- PROPOSED WATER — W
- PROPOSED STORMWATER
- PROPOSED TRENCH DRAIN
- PROPOSED WATER METER
- PROPOSED STORMWATER PIT
- PROPOSED STORMWATER MANHOLE
- BEL 1.000 — PROPOSED BULK EARTHWORK LEVEL
- TOW 2.000 BOW 1.000 — PROPOSED RETAINING WALL LEVEL
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE

VOLUMES

DESCRIPTION	QUANTITY (m³)
CUT	6
FILL	864
BALANCE (IMPORT)	858

FILL	CUT	
		-0.05m-0.05m
		0.05-0.50m
		0.50-1.0m
		1.0m-1.5m
		1.5m +



NOTES:

1. VOLUMES ARE CALCULATED FROM STRIPPED SURFACE TO BULK EARTHWORKS SURFACE.
2. 100mm STRIPPING HAS BEEN ALLOWED FOR WITHIN THE EXTENT OF THE BULK EARTHWORKS AREA.
3. BULK EARTHWORKS ASSUMES 100mm OF TOPSOIL RESPREAD TO ACHIEVE FINISHED SURFACE LEVELS (VOLUME OF RESPREAD NOT INCLUDED).
4. RETAINING WALLS OVER 1.0m ARE REQUIRED TO BE DESIGNED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER. RELEVANT FORMS TO BE PROVIDED FOR PLAN SEALING.

REVISIONS:

No.	REVISION DESCRIPTION	DRAWN	DATE
A	ISSUED FOR APPROVAL	SS	12.09.26

SCALE BAR

0 1 2 3 4 5m 10m

SCALE 1:100

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ARCHITECT: DANIELLI ARCHITECTS

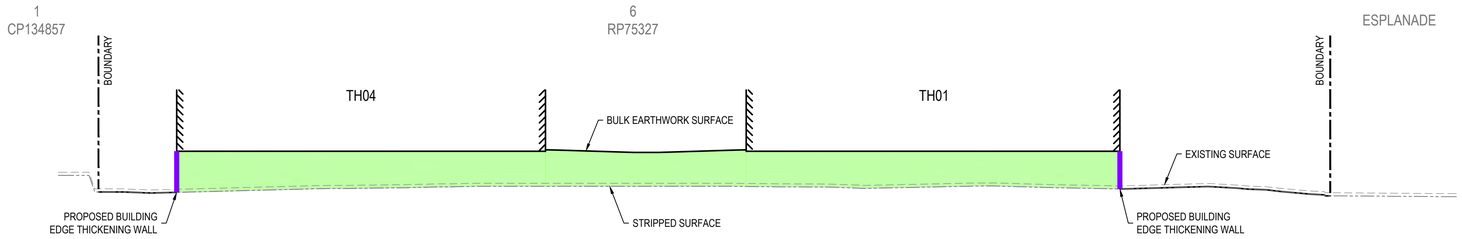
PROJECT TITLE: TOWNHOUSE
2 AUSTER STREET, REDLAND BAY
LOT 6 ON RP75327

DRAWING TITLE: CONCEPT BULK EARTHWORKS

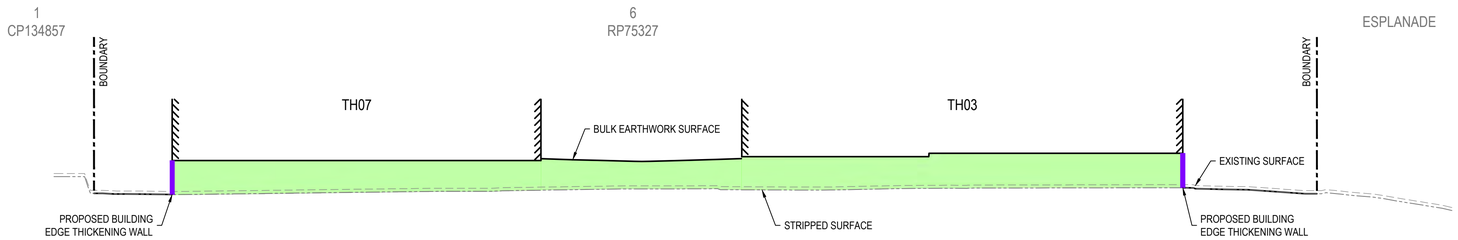
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PROJECT LEADER	DESIGNER	RPEQ NAME - NUMBER - SIGNATURE
SS	MT	S. SACUR 29881
DRAFTSPERSON	SCALE	DATE
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JOB No.	DRAWING No.	REVISION
C26018	DA010	A

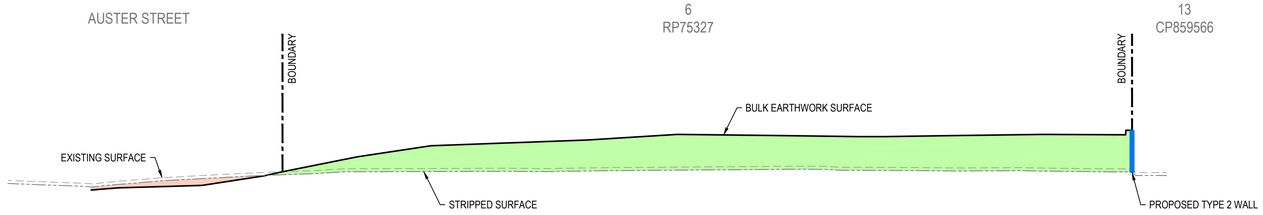
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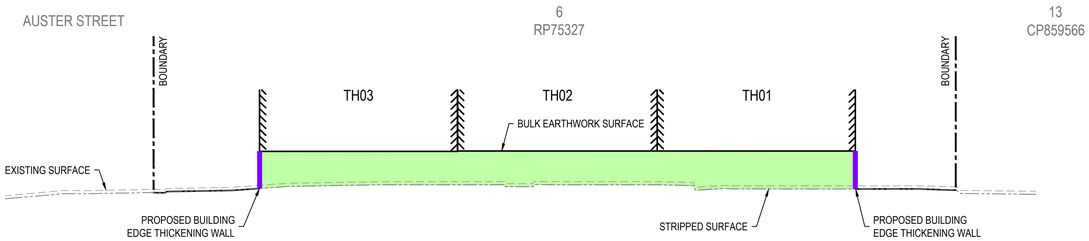
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SECTION B
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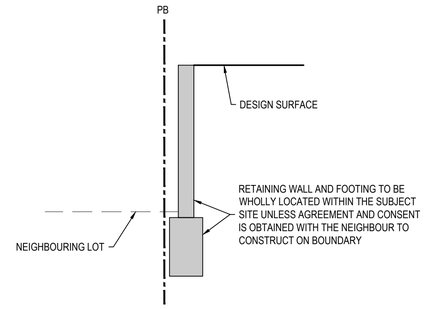
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SECTION D
SCALE 1:100 H
1:100 V
DA010

LEGEND

- CUT
- FILL
- PROPOSED RETAINING WALL
- PROPOSED BUILDING EDGE THICKENING WALL



TYPE 2 - FILL RETAINING WALL INTERFACE WITH NEIGHBOUR

REVISIONS:

No.	REVISION DESCRIPTION	DRAWN	DATE
A	ISSUED FOR APPROVAL	SS	12.09.26

SCALE BAR
0 1 2 3 4 5m 10m
SCALE 1:100 (HORIZONTAL)
0 1 2 3 4 5m 10m
SCALE 1:100 (VERTICAL)

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CLIENT: DUX DEVELOPMENT GROUP

ARCHITECT: DANIELLI ARCHITECTS

PROJECT TITLE: TOWNHOUSE
2 AUSTER STREET, REDLAND BAY
LOT 6 ON RP75327

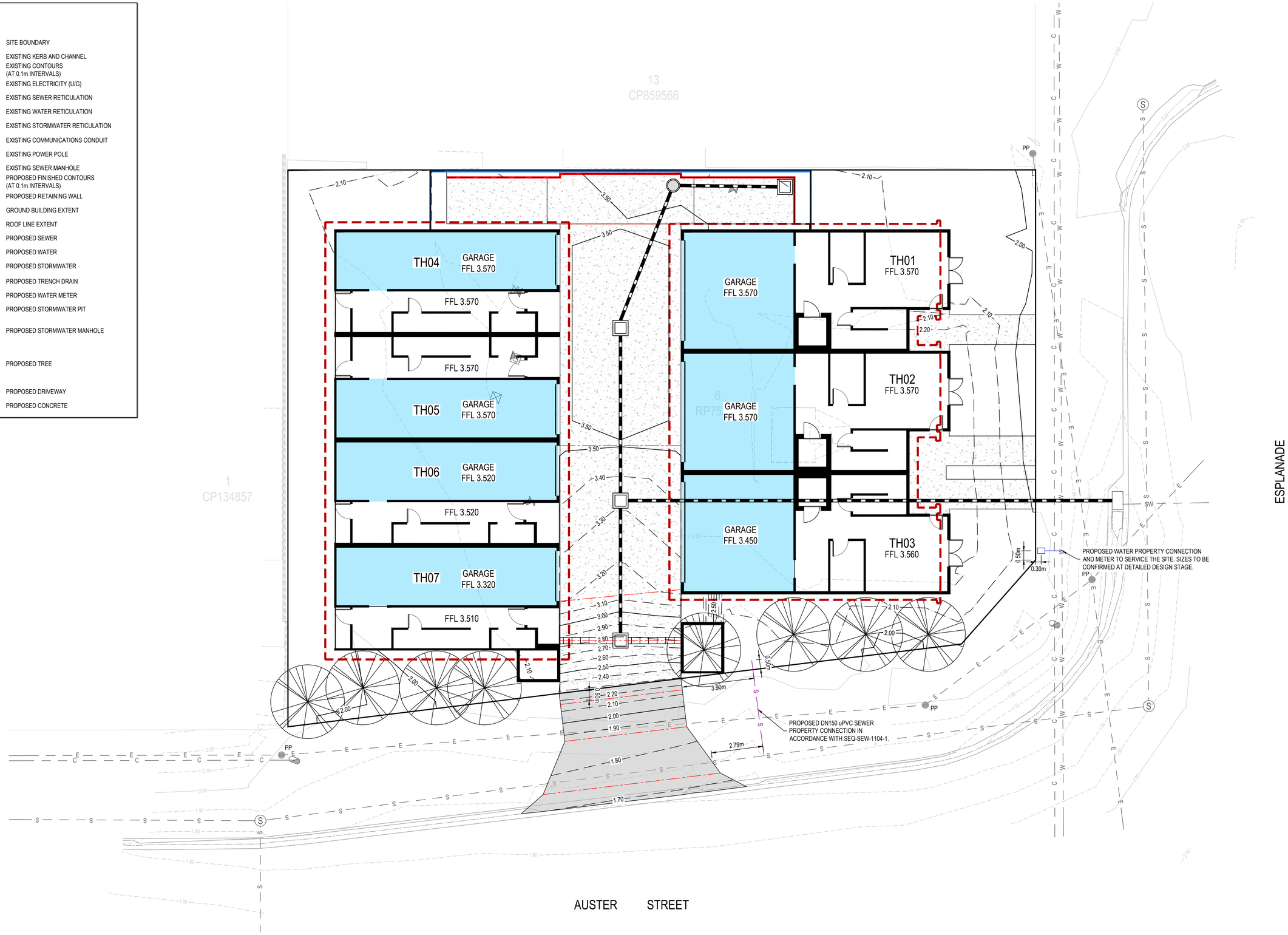
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PROJECT LEADER	DESIGNER	RPEQ NAME - NUMBER - SIGNATURE	
SS	MT	S. SACUR 29881	
DRAFTSPERSON	SCALE	DATE	SHEET SIZE
MT	1:100@A1	14.09.2026	A1
JOB No.	DRAWING No.		REVISION
C26018	DA011		A

LEGEND

- SITE BOUNDARY
- EXISTING KERB AND CHANNEL
- EXISTING CONTOURS (AT 0.1m INTERVALS)
- EXISTING ELECTRICITY (U/G)
- EXISTING SEWER RETICULATION
- EXISTING WATER RETICULATION
- EXISTING STORMWATER RETICULATION
- EXISTING COMMUNICATIONS CONDUIT
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- PROPOSED FINISHED CONTOURS (AT 0.1m INTERVALS)
- PROPOSED RETAINING WALL
- GROUND BUILDING EXTENT
- ROOF LINE EXTENT
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORMWATER
- PROPOSED TRENCH DRAIN
- PROPOSED WATER METER
- PROPOSED STORMWATER PIT
- PROPOSED STORMWATER MANHOLE
- PROPOSED TREE
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE



REVISIONS:			
A	ISSUED FOR APPROVAL	SS	12.09.26
No.	REVISION DESCRIPTION	DRAWN	DATE

SCALE BAR
0 1 2 3 4 5m 10m
SCALE 1:100

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CLIENT
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ARCHITECT
DANIELLI ARCHITECTS

PROJECT TITLE
TOWNHOUSE
2 AUSTER STREET, REDLAND BAY
LOT 6 ON RP75327

DRAWING TITLE
CONCEPT WATER AND SEWER LAYOUT

DRAWING STATUS
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	RPEQ NAME · NUMBER · SIGNATURE
SS	MT	S. SACUR 29881

DRAFTSPERSON	SCALE	DATE	SHEET SIZE
MT	1:100@A1	14.09.2026	A1

JOB No.	DRAWING No.	REVISION
C26018	DA020	A

Appendix D – RCC Code Responses

REDLAND CITY COUNCIL – INFRASTRUCTURE WORKS CODE RESPONSES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PO OR AO	CODE RESPONSE
For development that is accepted subject to requirements and assessable development			
Excavation and filling			
PO1 Excavation and filling is minimised and does not reduce the amenity of adjoining properties or of individual lots or dwellings within a development site.	AO1.1 Excavation and filling does not exceed: 1) a depth of 750mm either alone or combined with any previous excavation or filling; 2) an area of 600m^2; and 3) a volume of 50m^3.	PO	Earthworks has been proposed to facilitate flood immunity levels required.
PO2 Excavation and filling involving retaining walls or structures ensures that they: 1) are of an appropriate scale so they do not overbear or dominate buildings/structures and land uses in the locality; and 2) where they are visible from a public place, are constructed of materials that are of a high quality appearance and/or incorporate landscaping or other features to assist in reducing their visual prominence.	AO2.1 Retaining walls or structures do not exceed 1m in height.	PO	Retaining walls have been proposed on the site which exceed 1m in height. These have been proposed to facilitate flood immune townhouses.

PO3 Excavation and filling result in landforms and structures which are stable and designed to minimise the potential for failure over the long term.	AO3.1 Retaining walls or structures are: 1) designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures; 2) have a design life of not less than 60 years; and 3) where associated with reconfiguration, are not constructed of timber materials.	AO	Retaining walls will be designed at detailed design stage in accordance with these standards.
	AO3.2 Earthworks are carried out in accordance with Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.	AO	Earthworks will be designed to comply with the relevant Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.
PO4 Excavation and filling does not result in land or water contamination, or the spread of vermin or pest species. Editor's note—Applicants should note that where the development requires the disturbance of soil within a fire ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland within the Department of Agriculture, Fisheries and Forestry. In addition, where a site contains contaminated material, additional requirements under the Environmental Protection Act 1994 may apply.	AO4.1 Excavation or filling involves the controlled use of clean, dry, solid, inert building material in accordance with section 4 of Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.	AO	Earthworks will be designed to comply with the relevant Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.

General			
PO5 All infrastructure is connected to existing networks in a safe, efficient and functional way, and does not impose loads on those networks that exceed their capacity.	No acceptable outcome is nominated.	PO	All infrastructure proposed will comply with this performance outcome.
PO6 All infrastructure is designed and constructed in a manner that minimises whole of lifecycle costs, including short and long term maintenance requirements.	No acceptable outcome is nominated.	PO	All infrastructure proposed will comply with this performance outcome.
PO7 All infrastructure is designed and located to be easily and safely accessed for repair and maintenance purposes.	No acceptable outcome is nominated.	PO	All infrastructure proposed will comply with this performance outcome.
PO8 All infrastructure remains fit for purpose throughout its design life.	No acceptable outcome is nominated.	PO	All infrastructure proposed will comply with this performance outcome.
Water Supply			
PO9 A reliable water supply is provided that is sufficient to meet the anticipated use of the premises, including potable and non-potable requirements.	AO9.1 Premises are connected to a reticulated water supply system.	AO	The development will be connected to reticulated water supply system. This will be in accordance with South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.

	AO9.2 Water reticulation and connections are designed and constructed in accordance the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.		
Fire services in development accessed by common title			
PO10 Developments accessed by common private title have appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles. Editor's note—The term common private title covers areas such as access roads in community title developments or strata title unit access which are private and under group or body corporate control.	AO10.1 Where part of the development or any dwelling is more than 90m from the nearest located fire hydrant: 1) if the development is for residential purposes, hydrants are placed at intervals of no more than 120m; or 2) if the development is for other purposes hydrants are placed at intervals of no more than 90m.	AO	There are hydrants on both Auster Street and Esplanade which can be utilised to service the site.
	AO10.2 Internal road access has minimum clearances of 3.5m wide and 4.8m high.	AO	Internal road will have sufficient clearances.
	AO10.3 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~/media/busind/techstd pubs /trum/125Amend18.pdf	AO	Hydrants are to be identified as specified in 'Identification of street hydrants for fire fighting purposes'.
Sewage management			

PO11 Wastewater is treated and disposed of in a manner that is sufficient for the volume of wastewater generated on the site and to a level that ensures risks to public health, water quality and the environment are minimised.	AO11.1 Premises are connected to a reticulated sewage supply system where within a planned service area.	AO	The development will be connected to a reticulated sewage supply system.
	AO11.2 Where a reticulated system is not available, an on-site wastewater disposal system is provided in accordance with the Queensland Plumbing and Wastewater Code (as amended).	N/A	
	AO11.3 Sewerage reticulation and connections are designed and constructed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.	AO	The sewer connections will be designed and constructed in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code as applicable to Redland City Council.
Streetscape works			
PO12 Kerb, channel, street trees, street furniture, footpaths and pavement treatments are established or reinstated along the full frontage of the development site, and any redundant crossovers are removed.	No acceptable outcome is nominated.	PO	All existing infrastructure which has been damaged or removed will be reinstated in accordance with Council standards across the full frontage of the development. Redundant crossovers will also be removed and footpath and kerb and channel will be reinstated where required.
Electricity and telecommunications			

PO13 Electrical infrastructure is provided that meets the needs of the intended use and telecommunications infrastructure ensures access to conduits for fibre optics or secure wireless networking enabling the development of high speed broadband services.	AO13.1 Underground electrical reticulation infrastructure is provided in accordance with the standards of the relevant authority and Planning Scheme Policy 2 – Infrastructure works.	AO	Underground electrical reticulation infrastructure will be provided in accordance with the standards of the relevant authority and Planning Scheme Policy 2 – Infrastructure works.
	AO13.2 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant authority.	AO	The development will be connected to telecommunications infrastructure in accordance with the standards of the relevant authority.
Street and path lighting			
PO14 Street and path lighting is provided to enhance the safety of pedestrians, cyclists and road users.	AO14.1 New public or private roads, pedestrian or cycle paths or public open space are provided with street and path lighting in accordance with AS1158 – Road Lighting (as amended) and Planning Scheme Policy 2 – Infrastructure works.	N/A	
Waste management			

PO15 Waste management facilities are provided such that: 1) there is a dedicated, sealed waste and recycling container storage area that is convenient and safe to use; 2) there is adequate volume and separate containers for waste and recyclables likely to be generated; 3) spills or wash down from waste containers can be adequately contained; and 4) nuisance to adjoining properties is minimised.	AO15.1 Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.	PO	Adequate waste management is possible within the site frontage.
PO16 For non residential development: 1) access and manoeuvring for waste collection vehicles is unobstructed, safe and efficient; 2) all bulk waste and recycling containers are serviced off-street; and 3) sufficient vertical clearance is provided for collection of wastes.	AO16.1 Waste management is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.	N/A	This development is residential and therefore this does not apply.
Excavation and filling – additional requirements for assessable development			
PO17 Excavation or filling does not worsen any flooding or drainage problems on the site or on neighbouring properties.	No acceptable outcome is nominated.	PO	The development has been proposed to fill the site to achieve the minimum flood requirements. Given the site is impacted by Storm Tide flooding, the filling is not

			expected to impact neighbouring properties through the filling proposed.
PO18 On slopes in excess of 10%, excavation and filling is minimised to the extent practicable by avoiding slab on ground construction methods in preference of post supported construction methods.	No acceptable outcome is nominated.	N/A	The site does not currently exceed 10% slope.
Construction management			
PO19 Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of traffic, noise, lighting, waste material or other cause.	No acceptable outcome is nominated. Editor's note—The Planning Scheme Policy 2 – Infrastructure works contains guidance on what an appropriate construction management plan may contain.	PO	The contractor will prepare a construction management plan which will address traffic, noise, lighting, waste material or other causes.
PO20 Emissions to air (including dust, odour or pollutants) as a result of construction are not discernable outside the site boundaries.	No acceptable outcome is nominated.	PO	Erosion and sediment control plans will be prepared at detailed design stage to minimise emissions to air to avoid impacting neighbouring properties.
PO21 Council's infrastructure is not damaged by construction activities and infrastructure to be contributed to Council following construction is provided in a safe and functional condition.	No acceptable outcome is nominated. Editor's note—The Planning Scheme Policy 2 – Infrastructure works contains guidance on Council's security bonding requirements.	PO	All existing infrastructure is to be protected during construction activities.
Kinross Road – integrated water management			

PO22 Development is designed and located to incorporate trunk potable water, sewer and stormwater management infrastructure in locations generally as depicted on Figure 9.3.2.3.1 Kinross Road: integrated water management.	No acceptable outcome is nominated.	N/A	

REDLAND CITY COUNCIL – FLOOD AND STORM TIDE HAZARD CODE RESPONSES

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PO OR AO	CODE RESPONSE
For assessable development			
PO1 In areas affected by the defined flood event or defined storm tide event, development which results in the creation of additional lots or an increase in the number of dwellings on the land only occurs on land zoned for residential, commercial or industrial purposes. Note—Zones for residential, commercial or industrial include the low density residential, low-medium density residential, medium density residential, principal centre, specialised centre, major centre, district centre, local centre, neighbourhood centre, low impact industry, medium impact industry, waterfront and marine industry and mixed use zones. To remove any doubt, it does not include the community facilities, emerging community, rural, recreation and open space, environmental management or conservation zones.	No acceptable outcome is nominated.	PO	The proposed development does increase the number of dwellings; however, the site is currently being used for residential purposes.

PO2 Development involving the accommodation or congregation of vulnerable sectors of the community such as childcare centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities, is not located within flood or storm tide hazard areas.	No acceptable outcome is nominated.	N/A	The development does not involve any vulnerable uses.
PO3 Infrastructure that is likely to become a public asset is designed to withstand hydrodynamic forces of a defined flood event or defined storm tide event.	No acceptable outcome is nominated.	PO	Any infrastructure to become a public asset will be designed to withstand hydrodynamic forces of a defined storm tide event.
PO4 Development does not increase the number of people living on the site unless it is provided with at least one road route that is trafficable for evacuation by a motor vehicle during a reasonable period prior to the defined flood event or defined storm tide event.	No acceptable outcome is nominated.	PO	There is sufficient time prior to the storm tide event to allow for trafficable evacuation from the site.
PO5 The extent of filling utilised to achieve the necessary finished floor levels, evacuation routes and flood immunity for infrastructure is minimised.	No acceptable outcome is nominated	PO	Filling has been undertaken to achieve the minimum floor levels of the townhouses.

PO6 Development does not change inundation characteristics outside the subject site in ways that result in: 1) loss of flood storage; 2) loss of or changes to flow paths; 3) acceleration or retardation of flows; 4) any reduction in flood warning times elsewhere on the floodplain; 5) any other worsening of inundation impacts on other properties or public infrastructure.	No acceptable outcome is nominated.	PO	The development is not expected to impact the inundation characteristics outside the subject site.
PO7 Development on land shown as drainage constrained on the southern Moreton Bay islands only occurs where floor levels are established above the water level affecting the site.	No acceptable outcome is nominated. Editor's note—To demonstrate compliance with this performance outcome, a drainage report prepared by a suitably qualified professional may be required to establish the relevant flow paths and water table conditions affecting the site.	N/A	
PO8 Any structures or works intended to mitigate the risk or impacts of inundation on a development site are located wholly on private land.	No acceptable outcome is nominated.	PO	All structures or works proposed to mitigate the risk of impacts of inundation on the development site will be wholly located within private land.

PO9 Emergency services and uses providing community support services are able to function effectively during and immediately after inundation events.	AO9.1 The following are not established within flood and storm tide hazard areas: 1) emergency services; 2) stores of valuable records, heritage or cultural items; 3) substations; 4) major electricity infrastructure; 5) telecommunications facilities; and 6) utility installations.	PO	It is expected that emergency services will be able to function effectively during inundation events. The site will be required to be evacuated prior to extreme storm tide flood events as the site is not serviceable for the year 2100 climate change storm tide event.
PO10 Minor electricity infrastructure which supplies new subdivision is designed and located to be able to function effectively during and immediately after inundation events.	AO10.1 Pad mount transformers for the subdivision are located on land that is above the defined flood level.	PO	The development will comply with this performance outcome.
PO11 Development involving hazardous materials manufactured or stored in bulk is not located in areas at risk of inundation.	AO11.1 The manufacture or storage of hazardous material in bulk does not occur within flood or storm tide hazard areas.	PO	The development will comply with this performance outcome.
PO12 Development contributes to effective and efficient disaster management response and recovery capabilities.	No acceptable outcome is nominated.	PO	While the site may not be trafficable, the site has been designed to be flood immune up to the year 2100 storm tide event. The habitable areas also allow for 300mm freeboard above this and will assist disaster management response and recovery capabilities.