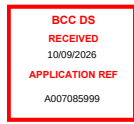


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Engineering Services Report

Reconfiguration of a Lot - 1 into 11

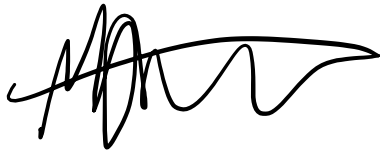
29 Greentree Crescent,
FOREST LAKE QLD 4078

Lot 25 on RP811456

Prepared for: Huong Thuy
Prepared by: RDC Engineering
Date: 29/07/2026
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Development Address	29 Greentree Crescent, FOREST LAKE 4078
RP Description	Lot 25 on RP811456
Report Status	For Coordination
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1. Introduction

RDC Engineering has been engaged by Huong Thuy to prepare an Engineering Services Report (ESR) for the proposed reconfiguration of one (1) lot into eleven (11) lots at 29 Greentree Crescent, FOREST LAKE. This ESR addresses the civil engineering and infrastructure servicing aspects of the development, comprising earthworks and site grading, roadworks and access, water and sewer servicing, and associated engineering matters. Stormwater quantity and quality management, flooding and the associated hydrologic and hydraulic assessment are addressed in the standalone Stormwater Management Plan (reference P-26011_SWMP, Revision A) and are not repeated in this report.

The purpose of this report is to describe the proposed works and the basis on which they have been designed, to demonstrate that each proposed allotment can be lawfully drained and serviced, and to identify the matters that remain for detailed design at operational works. It is to be read with the engineering drawings at Appendix B and with the Stormwater Management Plan that accompanies this application.

1.1. Previous and Associated Approvals

The following approvals and associated documents are relevant to the development:

Approval / Document	Reference and Relevance
External stormwater infrastructure works	A006751648 - connection of the development to Council stormwater infrastructure cannot take place until these works are constructed (future connection invert level 58.128mAHD)
Stormwater Management Plan	P-26011_SWMP, Revision A - RDC Engineering

Table 1.1.1 - Previous and Associated Approvals

1.2. Regulatory Framework and Supplementary Material

This report has been prepared with reference to the following statutory and policy instruments:

Instrument	Reference
Brisbane City Plan 2014	Infrastructure design planning scheme policy, sections 1.3 and 1.4 [confirm current version]
	Stormwater code (9.4.9), Infrastructure design code (9.4.4) and Filling and excavation code (9.4.3), assessed at Section 13
	Water and sewer servicing design (with Urban Utilities requirements)
Australian Standards	AS2890.1, AS2890.2 and AS2890.6 (access and grading); AS3500 (property connections)
QUDM 2016	Queensland Urban Drainage Manual
IECA 2008	Best Practice Erosion and Sediment Control

Table 1.2.1 - Regulatory and Policy Instruments

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1.3. Scope and Objectives

This Engineering Services Report addresses the infrastructure design report requirements under the Brisbane City Plan 2014 Infrastructure design planning scheme policy, structured to satisfy the mandatory inclusions of section 1.3.2 of that policy.

The Scope Includes:

- Earthworks and site grading, including quantities, batters and retaining
- Roadworks and access arrangements, including the internal access road and frontage works
- Stormwater management, by cross-reference to the standalone Stormwater Management Plan
- Water and sewer servicing strategy for each allotment
- Electrical/telecommunications, geotechnical and erosion and sediment control considerations
- Assessment of the proposal against the applicable codes of the Brisbane City Plan 2014.

The primary objectives of this ESR are to:

- Describe the proposed works and their design basis with reference to the engineering drawing set
- Demonstrate that each proposed allotment can be appropriately serviced
- Identify approvals and conditions precedent, including the external stormwater works under A006751648
- Nominate matters deferred to detailed design at operational works
- Provide a clear statement supporting approval of the proposed development

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2. Site Overview

This section describes the site as it exists, its topography and the services available to it. These are the conditions the proposed works respond to, and they set the constraints on the design that follows.

2.1. Site Description

The site is Lot 25 on RP811456, known as 29 Greentree Crescent, FOREST LAKE QLD 4078, with an area of approximately 10703m². It is within the Rural residential zone and carries an existing dwelling toward the frontage, which is retained on proposed Lot 11. The relevant overlays are the Biodiversity areas overlay, which affects the vegetated rear of the site for both high ecological significance and matters of state environmental significance, the Bushfire overlay at medium potential intensity over that same part of the site, and the Road hierarchy overlay, under which Greentree Crescent is a neighbourhood road and Roxwell Street a district road and future suburban road.



Figure 2.1.1 - Locality and Site Overlays (Source: ArcGIS w/ QLD Globe Basemap)

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2.2. Existing Development Topography

The site is accessed from Greentree Crescent along its southern frontage. It falls from approximately 63.4m AHD at the north-eastern rear boundary to approximately 59.5m AHD at the frontage, an even grade in the order of 1:19 to 1:27 toward the road across the whole site. No watercourse, gully or defined drainage path crosses the site, and no external catchment drains onto it. The source of the ground survey data is identified in Section 4.

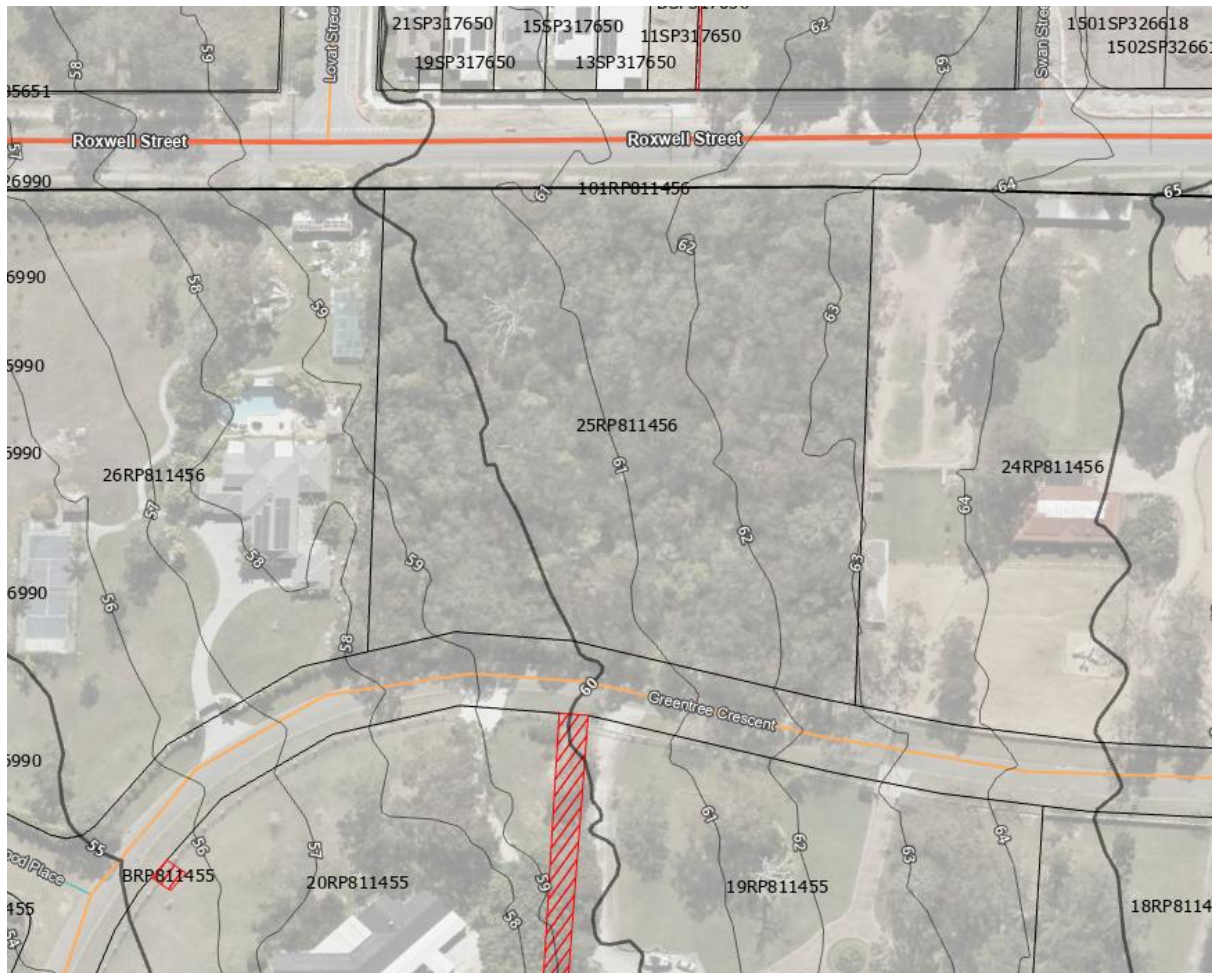


Figure 2.2.1 - Site Contours (Source: 1m Contours LIDAR w/ QLD Globe Basemap)

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2.3. Existing Services and Infrastructure

The site is serviced from the Greentree Crescent road reserve, where the water, sewer, electricity and stormwater infrastructure serving the locality is located. The existing arrangement for each service is summarised below and the servicing strategy responding to it is set out in Sections 7 to 10.

Service	Authority	Existing arrangement
Stormwater	Brisbane City Council	Council infrastructure within the Greentree Crescent road reserve provides the lawful point of discharge. Connection is conditional on construction of the external stormwater works under A006751648, future invert level 58.128mAHD.
Wastewater	Urban Utilities	Future wastewater servicing infrastructure provided by others. Refer to section 8
Water supply	Urban Utilities	Existing water main within the Greentree Crescent road reserve along the site frontage.
Electricity	Energex	Existing overhead electricity infrastructure along the Greentree Crescent frontage.
Telecommunications	[Carrier]	Existing comm/elec network serving the locality. Servicing arrangements to be confirmed.
Road	Brisbane City Council	Greentree Crescent, a neighbourhood road under the Road hierarchy overlay, constructed with kerb and channel along the site frontage.

Table 2.3.1 - Existing Services and Infrastructure

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2.4. Proposed Development

The proposed development seeks to undertake a reconfiguration of one (1) lot into eleven (11) lots (Lots 1 to 11), including a new internal access pavement (Labelled Roads A and B in C321), bulk earthworks, retaining walls, roadworks, stormwater drainage and water and sewer servicing works. Lot 11 comprises the balance of the site with a minor building envelope. Refer to Figure 2.4.1 for the proposed configuration; for further details, refer to Appendix A for the Plan of Development Plans and Appendix B for the Civil Engineering.

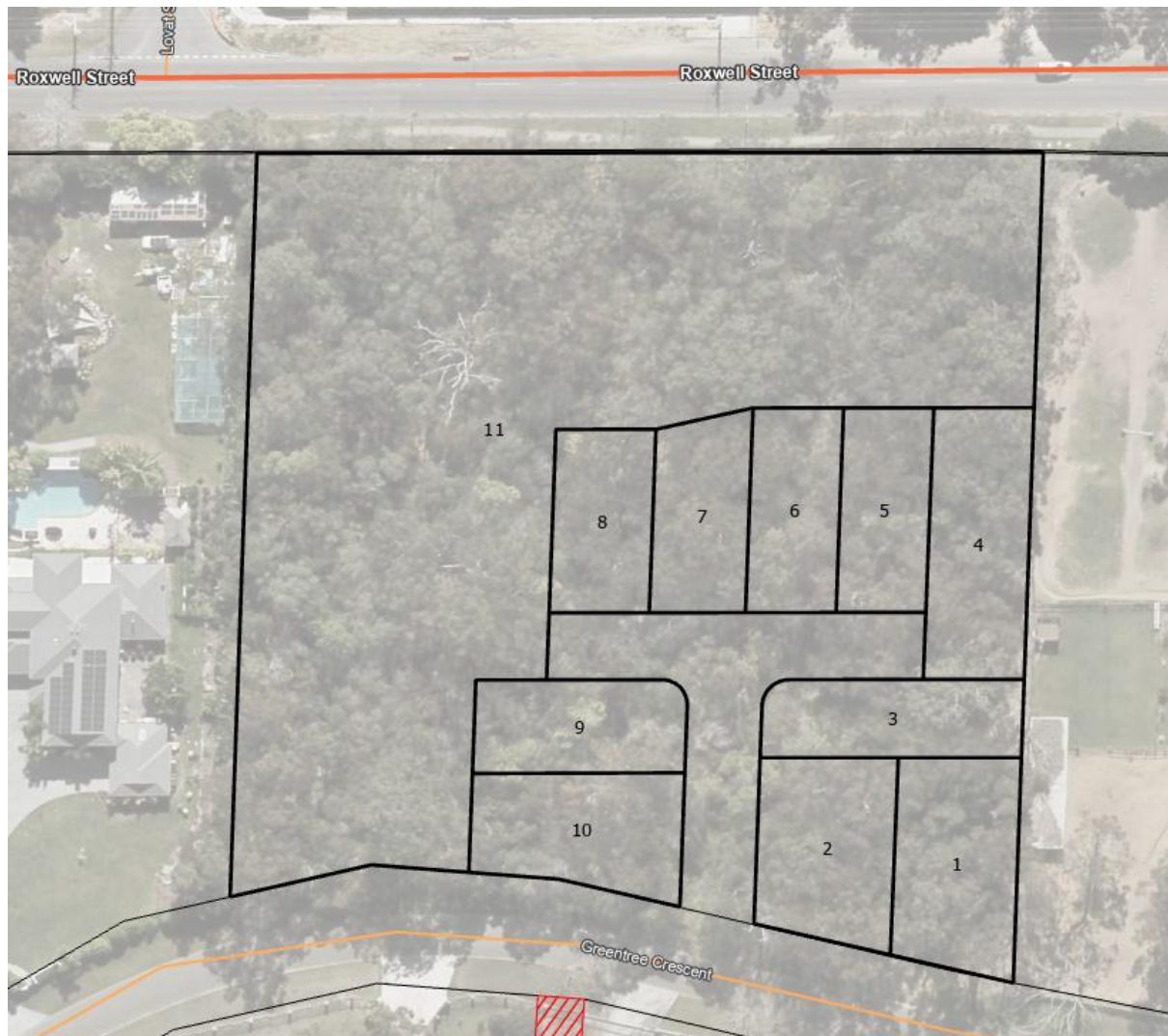


Figure 2.4.1 - Plan of Development

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3. Proposed Works and Engineering Drawings

The proposed works comprise earthworks across the ten (10) residential allotments, construction of the internal access pavement with a Type B1 crossover to Greentree Crescent, stormwater drainage including the combined stormwater quantity and quality tank, and water and sewer servicing to each allotment. The works are defined by the the drawing set contained in Appendix B and should be read in conjunction with this report.

Sheet	Drawing Title
P-26011/C221	Layout - Earthworks
P-26011/C251	Earthworks Sections (Sections A-C)
P-26011/C252	Earthworks Sections (Sections D-F)
P-26011/C321	Layout – Access & Grading
P-26011/C521	Layout - Drainage
P-26011/C522	Layout - Catchment
P-26011/C523	Layout - Music
P-26011/C821	Layout - Services

Table 3.1 - Engineering Drawing Schedule

4. Assessment Methodology

The engineering design has been developed from the existing surface model and the proposed allotment layout, with grading design undertaken in accordance with AS2890.1, AS2890.2 and AS2890.6, drainage design in accordance with QUDM and Brisbane City Council standard drawings, and water and sewer servicing in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and Urban Utilities requirements.

5. Earthworks and Site Grading

Bulk earthworks comprise predominantly fill placement to achieve allotment grades falling toward the Greentree Crescent frontage, with minor cut, and local fill depths of up to approximately 2.5m. Retaining walls are shown indicatively on the earthworks drawings, with structural design by others at operational works stage. Retaining wall heights are provided in the section, with a maximum height of 1.5m, it is our view given the lack-of-visibility from the road frontage and the nature of the adjoining lot, 1:1 tiering is not appropriate. The bulk earthworks quantities per the earthworks layout drawing are summarised below.

Earthworks Item	Quantity
Total strip volume	471.1m3
Total cut volume	392.1m3
Total fill volume	2015.8m3
Net earthworks balance	1623.6m3

Table 5.1 - Earthworks Quantities

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Quantities exclude new topsoil over allotments, with volumes taken to 100mm below the finished floor levels shown.

6. Roadworks and Access

Access to the development is provided from Greentree Crescent via a Type B1 crossover (7.0m) to the internal access corridor. The internal road network comprises Road A, rising from the frontage at grades consistent with BSD-2021. Kerbing is Type 25 in accordance with dTMR Standard Drawing 1033, and grading requirements are completed in accordance with AS2890.1, AS2890.2 and AS2890.6.

7. Stormwater

Stormwater quantity and quality management, flooding and the associated hydrologic and hydraulic assessment are addressed in the standalone Stormwater Management Plan prepared (reference P-26011_SWMP), which accompanies this application. The civil drainage design shown on the engineering drawings is consistent with SWMP, including the combined stormwater quantity and quality tank, allotment kerb adaptors in accordance with BSD-8114, and the lawful point of discharge to Council infrastructure within the Greentree Crescent road reserve. No stormwater assessment is repeated in this report.

8. Wastewater Servicing

A future sewer main is to be provided for servicing 19 Greentree Crs, FOREST LAKE; the servicing strategy of this development will utilize this infrastructure regardless of the servicing strategy that UU agrees too. For the purposes of this development, either option will appropriately service this site. A SAN will be undertaken with UU and further advise obtained. With respect to each allotment within this development;

- Lot 1-2 & 10-11 will each be provided with a DN110 property connection
- Lots accessed via the new internal access will have a common property connection at the frontage, with DN100 property connections provided as part of a plumbing and drainage application.

9. Water Supply Servicing

An existing water main is located within the Greentree Crescent road reserve along the site frontage. The water servicing strategy comprises a

- proposed DN100 combined potable and fire water connection servicing Lots 3 to 9 in accordance with SEQ-WAT-008 or as approved by Urban Utilities, with each of those allotments provided with a sub-meter;
- 2 x DN20 water meters servicing Lots 1 and 2;
- and 2 x DN20 water meters servicing Lots 10 and 11.

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10. Electrical and Telecommunications

Existing overhead electricity infrastructure is located along the Greentree Crescent frontage. Electrical and telecommunications servicing arrangements for the proposed allotments are to be confirmed during operational works.

11. Geotechnical Assessment

A geotechnical assessment addressing the matters listed in section 1.3.3 of the Infrastructure design planning scheme policy has not been provided as no deviations or geotechnical risks are observed to necessitate its inclusion.

12. Erosion and Sediment Control

Erosion and sediment control for the development is addressed in the Stormwater Management Plan (P-26011_SWMP), which sets out the ESC framework, general control measures, spoil and stockpile management, performance objectives, and monitoring and maintenance requirements in accordance with IECA 2008. Site-specific ESC plans for the construction phase are to be provided at operational works.

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13. Planning Scheme Code Assessment

The proposal is assessed below against the Brisbane City Plan 2014 codes applicable to a reconfiguration of this kind. Where an acceptable outcome is met, compliance is claimed against that outcome. Where it is not, compliance is claimed against the performance outcome and the basis for it is stated so that the position can be tested on its merits.

The reconfiguration is high risk development under Section B of the Stormwater code, being reconfiguring a lot for an urban purpose on more than 2,500m² of land resulting in six or more lots. A site based Stormwater Management Plan accordingly accompanies the application, and the stormwater responses below are drawn from it rather than repeated in full.

13.1. Stormwater Code (9.4.9)

Ref	Performance outcome	Acceptable outcome	Response
Section A - Development for a material change of use, reconfiguring a lot, operational work or building work			
PO1	Development provides a stormwater management system which achieves the integrated management of stormwater to: minimise flooding; protect environmental values of receiving waters; maximise the use of water sensitive urban design; minimise safety risk to all persons; maximise the use of natural waterway corridors and natural channel design principles.	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	Complies with AO1 A site based Stormwater Management Plan (P-26011_SWMP) prepared to the Infrastructure design planning scheme policy accompanies this application. Quantity is managed by a combined detention and quality tank at the site low point, and quality by a treatment train of gross pollutant traps and verified cartridge filters. The site contains no waterway corridor or natural channel, so that limb of the outcome does not arise.
PO2	Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	Complies with AO2.1 and AO2.2 All runoff is collected within the site and discharged to the lawful point of discharge at the Greentree Crescent frontage. Detention holds

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	characteristics of premises which are up slope, down slope or adjacent to the site.	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	the developed peak at or below the pre-development peak at that point for events up to and including the 1% AEP, with the magnitude of any residual exceedance reported in the SWMP. No flow is directed onto adjoining private land and no external catchment is intercepted or diverted.
PO3	Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor. AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy. AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy. AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	Complies with the performance outcome AO3.1 is not achieved literally, because the network serving the reconfiguration sits within the common private title access corridor rather than a road reserve. That is the ordinary arrangement for a development of this form. Compliance is achieved through AO3.2 and AO3.3, the network being designed to the policy standards and discharging to a lawful point of discharge at the frontage. Consistent with AO3.4, drainage within the scheme is located in common property and maintained by the body corporate, and where inter-allotment drainage crosses an individual lot it is to be secured by registered easement in favour of the benefited lots at survey plan stage. All flow is piped, so no lot receives concentrated surface flow from another.
PO4	Development provides a stormwater management system which has sufficient	AO4.1	Complies with AO4.1 and AO4.2

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	capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy. A04.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	The piped network is sized for the minor event, with the 1% AEP major event conveyed by the road and access corridor, being the standards in QUDM Table 7.3.1 for low density urban residential development. Inter-allotment drainage is provided to the QUDM minimum Level III standard. The developed impervious areas adopted in that sizing are those set out in the SWMP.
PO5	Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	A05 Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	Not applicable No stormwater channel, creek modification, bridge, culvert or major drain is proposed. The development connects to Council's piped network at the frontage.
PO6	Development ensures that location and design of stormwater detention and water quality treatment: - minimises risk to people and property; - provides for safe access and maintenance; - minimises ecological impacts to creeks and waterways.	A06.1 Development locates stormwater detention and water quality treatment outside of a waterway corridor and offline to any catchment not contained within the development. A06.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	Complies with A06.1 and A06.2 Detention and treatment are combined in a single underground tank at the site low point within the common access corridor. It sits clear of any waterway corridor, is offline to any catchment outside the development, and is designed to the policy standards. Maintenance access to the tank and to each treatment device is taken from the access corridor. Being underground and trafficable, it presents no fall or entrapment risk to residents.
PO7	Development is designed, including any car parking areas and channel works to:	A07.1	Complies with A07.1 and A07.2

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	reduce property damage; provide safe access to the site during the defined flood event.	Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B to Table 9.4.9.3.F. A07.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	The SWMP records that the site is not affected by flooding, so no minimum lot level under Table 9.4.9.3.F is imposed on the new allotments. This is to be confirmed against Council's Floodwise Property Report at lodgement. Access to and within the site remains trafficable, with the major event conveyed within the road reserve and the access corridor.
PO8	Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	A08.1 Development ensures natural waterway corridors and drainage paths are retained. A08.2 Development provides the required hydraulic conveyance of the drainage channel and floodway. A08.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour. A08.4 Development ensures that the design of modifications to existing or new stormwater channels, creeks and major drains complies with the Infrastructure design planning scheme policy.	Complies with A08.1; A08.2 to A08.4 not applicable No natural waterway corridor or drainage path crosses the site and none is modified. The connection is a piped one into Council's network within the road reserve, so there is no outlet discharging into a waterway that would require energy dissipation. The receiving tributary lies approximately 312m downstream and is unaffected by the works.

PO9	Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	Complies with the performance outcome Impervious area is held to what the layout requires. A single shared access corridor serves the internal lots in place of individual driveways to the frontage, which is the main saving available at this density, and the balance lot retains a large undisturbed pervious area. All roof runoff is captured at source and conveyed to the treatment train through the inter-allotment system.
PO10	Development ensures that there is sufficient site area to accommodate an effective stormwater management system.	AO10 No acceptable outcome is prescribed.	Complies with the performance outcome The stormwater management system is accommodated wholly within the site. The combined tank occupies a small fraction of the 10703m2 site area within the common access corridor, and does not encroach on the developable area of any proposed lot.
PO11	Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: existing capacity of stormwater infrastructure within and external to the site, and any planned upgrades; safe management of stormwater discharge from existing and future up-slope development; implication for adjacent and down-slope development.	AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge. AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	Complies with the performance outcome No external up-slope catchment drains into the site, so AO11.1 does not arise. The point of connection is Council's planned external stormwater works under A006751648, and the development connects at the future invert level of that asset. Connection cannot occur until those works are constructed, which the SWMP acknowledges and which is capable of being conditioned. Detention limits the flow imposed on the downstream network.

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PO12	Development provides stormwater infrastructure which: remains fit for purpose for the life of the development and maintains full functionality in the design flood event; can be safely accessed and maintained cost effectively; ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy. AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	Complies with AO12.1 and AO12.2 The network uses standard Council and manufacturer components, including BSD-8114 kerb adaptors at the allotment connections, and is designed to the policy standards. Access chambers sit within trafficable areas of the access corridor with the clear working area and height clearance available, and the treatment devices are serviceable from the corridor without entering any lot. No existing Council structure is built over or loaded by the works.
PO13	Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities.	AO13 No acceptable outcome is prescribed.	Complies with the performance outcome An erosion and sediment control framework to IECA 2008 is set out in the SWMP, covering clearing, earthworks, civil construction, service installation, rehabilitation and landscaping. Stage specific control plans are to be provided at operational works.
PO14	Development ensures that: unnecessary disturbance to soil, waterways or drainage channels is avoided; all soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	Complies with the performance outcome Disturbance is confined to the area the works require, with the vegetated rear portion of the balance lot left undisturbed. Batters are turfed and completed areas are stabilised progressively as the works advance rather than at the end of the job.
PO15	Development does not increase: the concentration of total suspended solids or other contaminants in stormwater flows during site construction;	AO15 No acceptable outcome is prescribed.	Complies with the performance outcome Construction phase controls, being a stabilised site access, perimeter and inlet protection and sediment retention ahead of any discharge, are directed at holding sediment on site. On

	run-off which causes erosion either on site or off site.		completion the treatment train exceeds the load reduction targets for suspended solids, nutrients and gross pollutants.
Section B - Additional outcomes for high risk development. The proposal is reconfiguring a lot for an urban purpose involving greater than 2,500m2 of land and resulting in 6 or more lots, so this section applies and a site based stormwater management plan accompanies the application.			
PO16	Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values.	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Complies with AO16 The treatment train achieves the load reductions required by the planning scheme for suspended solids, phosphorus, nitrogen and gross pollutants, with each result above the target. Every proprietary device adopted holds current SQIDEP verification and has been modelled on the parameters published in its verification report, as the Infrastructure design planning scheme policy requires. No manufacturer claim outside that report has been relied on.
PO17	Development ensures that the discharge of wastewater to a waterway or external to the site is avoided, or if it cannot practicably be avoided, is minimised through re-use, recycling, recovery and treatment.	AO17 No acceptable outcome is prescribed.	Complies with the performance outcome Every allotment is connected to the reticulated sewer network, so no wastewater is discharged to a waterway or beyond the site. Sewerage is otherwise dealt with under the Wastewater code.
Section C - Additional outcomes for assessable development for a material change of use or reconfiguring a lot			
PO18	Development protects stormwater infrastructure to ensure that long term infrastructure in the Long term infrastructure plans, and existing and planned infrastructure in the Local government infrastructure plan, are not compromised.	AO18 Development protects stormwater infrastructure in compliance with the Long term infrastructure plans, the Local government infrastructure plan, and the standards for stormwater drainage in the	Complies with AO18 No long term or planned trunk stormwater infrastructure is identified across the site, and nothing in the proposal encroaches on or compromises Council's existing network. The development connects to the external works planned under A006751648 rather than altering

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		Infrastructure design planning scheme policy.	them, and no permanent improvement is placed over any identified infrastructure alignment.
PO19	Development provides for the payment of extra trunk infrastructure costs where trunk infrastructure is provided earlier than planned, or is made necessary by development that is not assumed future urban development.	AO19 No acceptable outcome is prescribed.	Noted No trunk stormwater infrastructure is brought forward or made necessary by the development beyond the connection to the works already planned under A006751648. Any infrastructure charge is a matter for Council's charges resolution.

Table 13.1.1 - Stormwater code (9.4.9) assessment

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13.2. Infrastructure Design Code (9.4.4)

Ref	Performance outcome	Acceptable outcome	Response
PO1	Development provides roads, pavement, edging and landscaping which are designed and constructed in accordance with the road hierarchy, provide safe travel for pedestrians, cyclists and vehicles, provide access to properties for all modes, provide utilities, provide a high quality streetscape and a low maintenance asset with minimal whole of life cost.	AO1 Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Complies with AO1 Internal Road A and B are designed concrete access standards in the Infrastructure design planning scheme policy and are certified by an RPEQ. They serve eleven allotments in a common private title arrangement, carry the pedestrian route and the public utility services, and use standard Council and Department of Transport and Main Roads details, so the whole of life cost is that of a conventional urban street.
PO2	Development provides road pavement surfaces which are well designed and constructed, durable enough to carry the wheel loads of the intended vehicles, ensure safe passage and the discharge of stormwater run-off, and allow for reasonable travel comfort.	AO2 Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Not applicable
PO3	Development provides a pavement edge which is designed and constructed to control vehicle movements by delineating the carriageway for all users, and to provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	AO3 Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Not applicable
PO4	Development provides verges which are designed and constructed to provide safe access for pedestrians clear of obstructions	AO4 Development provides verges which are designed and constructed in compliance	Complies with AO4 Verges are dimensioned to carry the pedestrian route clear of obstructions and to accommodate

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	and access areas for vehicles onto properties, to provide sufficient area for public utility services, and to be maintainable.	with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	the public utility services in common trenching, with a vehicle crossing to each allotment. The internal roads and verges are in common private title and are maintained by the body corporate rather than by Council.
PO5	Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which allows equitable access for all modes, is safe and secure, has 24 hour access, is a low speed shared zone environment and has a high quality streetscape.	AO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not applicable No lane or laneway is identified on the Streetscape hierarchy overlay map or in a neighbourhood plan for this site.
PO6	Development of an existing premises provides at the frontage, if not already provided, a high quality paved roadway, kerb and channel, safe vehicle crossings, safe and accessible verges, vehicle access enabling ingress and egress in a forward gear, alterations to public utilities, effective drainage and conduits for street lighting and traffic signals.	AO6 Development of an existing premises provides at the frontage, if not already existing, the infrastructure listed in the road corridor design standards in the Infrastructure design planning scheme policy to the standard that would have applied if the development involved new premises.	Complies with AO6 The Greentree Crescent frontage is already constructed to an urban standard with kerb and channel and a sealed carriageway. The frontage works comprise the Type B1 crossover, the stormwater connection made under A006751648, the water and sewer property connections and reinstatement of any disturbed verge. The access arrangement allows vehicles to enter and leave the site in a forward gear.
PO7	Development provides both cycle and walking routes which are located, designed and constructed to their network classification, provide safe and attractive travel routes and safe and comfortable access to properties, incorporate water sensitive urban design into stormwater	AO7 Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	Complies with the performance outcome The site carries no route on the cycle network. The footpath within the development achieves the minimum 1% crossfall throughout. The maximum longitudinal grade is not achieved over part of Road A, because the path follows a road grade set by the fall across the site from the

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	drainage, provide for utilities, and are a low maintenance asset.		rear boundary down to the frontage, and the departure is noted on the roadworks drawing. The route remains a safe, continuous and usable connection between every allotment and the frontage, which is what the performance outcome is directed at, and no alternative alignment would improve it without an unreasonable increase in earthworks.
PO8	Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO8.1 Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy. AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.	Complies with AO8.1 and AO8.2 Each allotment stores its own bins within its own boundaries and presents them for kerbside collection, so no communal refuse store is required and no shared storage point adjoins a neighbouring property. Access for the collection vehicle is addressed under PO24.
PO9	Development ensures that land used for an urban purpose is serviced adequately with regard to water supply and waste disposal, and that the water supply meets the stated standard of service for the intended use and for fire-fighting purposes.	AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced. AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor-retailer.	Complies with AO9.1 and AO9.2, subject to condition Every allotment is provided with reticulated water and sewer from the existing mains in the Greentree Crescent road reserve, designed to the SEQ Water Supply and Sewerage Design and Construction Code and to Urban Utilities requirements, and is to be in place before the first use commences. Standard of service and fire

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			flow availability are to be confirmed with Urban Utilities at operational works.
PO10	Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole of life costs and minimal adverse environmental impacts.	AO10.1 Development provides public utilities and street lighting which are located and aligned to avoid significant native vegetation and areas identified within the Biodiversity areas overlay map, minimise earthworks, and avoid crossing waterways and wetlands. AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services. AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	Complies with AO10.1 to AO10.3, subject to condition Services are laid in common trenching within the access corridor and verge, following the road alignment so that no earthworks are required beyond what the road itself needs. The works are kept clear of the Biodiversity areas overlay extent at the rear of the site and no waterway or wetland is crossed. Street lighting design to the public utilities standards is a detailed design matter at operational works.
PO11	Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11 Development provides land with electricity, telecommunications services, and gas service where practicable, to the standards of the approved supplier.	Complies with AO11, subject to condition Electricity is available from the existing overhead infrastructure at the frontage and telecommunications from the carrier network serving the estate. Connection arrangements are being confirmed with Energex and the telecommunications carrier, with correspondence to be appended at Appendix E. No reticulated gas is available to the locality and none is proposed.

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PO12	Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	AO12 Development provides conduits in all major Council and government works projects to enable the future provision of fibre optic cabling in the circumstances listed.	Not applicable The development is not a major Council or government works project.
PO13	Development provides public art identified in a neighbourhood plan or park concept plan which is commensurate with the status and scale of the development and is sited and designed as an integrated part of the project.	AO13 Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	Not applicable No public art is identified for this site in a neighbourhood plan or park concept plan.
PO14	Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides public signage at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments.	Not applicable The development creates no public space, pedestrian linkage or centre entry requiring public signage. Street and lot numbering is a standard condition matter.
PO15	Development that provides community facilities which form part of the development is functional, safe, low maintenance and fit for purpose.	AO15 Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	Not applicable No community facility forms part of the development.
PO16	Development provides public toilets which are required as part of a community facility or park and are located, designed and constructed to be safe, durable, resistant to	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the	Not applicable No public toilet, community facility or park forms part of the development.

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	vandalism, able to service expected demand and fit for purpose.	Infrastructure design planning scheme policy.	
PO17	Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for safe movement, an attractive appearance, functionality, easy maintenance, minimal whole of life cost, longevity, and current and future services.	AO17 Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable No bridge, tunnel, elevated structure or water access structure is proposed.
PO18	Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for safety, an attractive appearance, functionality and easy maintenance, longevity, future widening, and minimal adverse impacts on water levels, velocities and flood patterns.	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not applicable No culvert is proposed. The drainage network is a piped system connecting to Council's infrastructure at the frontage.
PO19	Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for safety, an attractive appearance appropriate to the surrounding area, easy maintenance, minimal whole of life cost, longevity and minimal water seepage.	AO19 Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Complies with AO19, subject to condition Permanent batters are graded at 1V:4H or flatter with a 0.5m berm between the pavement edge and the top or toe of the batter, which keeps them stable, mowable and unobtrusive without geotechnical support, and they are turfed on completion. Retaining is limited to short sections shown indicatively on the earthworks drawings, with structural design and RPEQ certification an operational works matter. No seawall or river wall is involved.

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If for development with a gross floor area greater than 1,000m²			
PO20 to PO22	Management of construction and demolition so that public spaces and movement are not unreasonably disrupted, landscaping is protected, noise and dust impacts at a sensitive use are prevented or minimised, and vibration does not damage surrounding property.	AO20, AO21.1 to AO21.3 and AO22	Not applicable The application is for reconfiguring a lot and involves no gross floor area, so this part of the code is not engaged. Construction hours, dust and vibration associated with the earthworks are addressed under the Filling and excavation code at Section 13.3.
If for a material change of use or reconfiguring a lot in an urban area involving premises that is, or will be, accessed by common private title, where involving buildings not covered by other legislation mandating fire hydrants			
PO23	Development ensures that fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently, and are suitably identified so that fire services can locate them at all hours.	AO23.1 Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. AO23.2 Fire hydrants are identified by raised reflectorised pavement markers on sealed roads, or marker posts at the fence line where on an unsealed road.	Capable of compliance, subject to condition Lots 3 to 9 are accessed by common private title, so this part applies. No fire hydrant is shown on the current services layout. Hydrant provision within the access corridor at intervals not exceeding 90m and at the internal intersection, identified by raised reflectorised pavement markers, is to form part of the future plumbing/sub-meter application with Council.
PO24	Development ensures road widths and construction within the development are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies, whether or not on-street parking spaces are occupied.	AO24 Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	Complies with AO24 The internal access corridor is 7.00m wide with a 7.0m Type B1 crossover at the frontage, which exceeds the minimum clearance in AO24

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Development for, or potentially impacting on, major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System			
PO25	Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	AO25 No acceptable outcome is prescribed.	Not applicable The development is not for major electricity infrastructure or bulk water supply infrastructure.
PO26	Development is sited and designed to avoid safety risks to people or property, minimise noise and visual impacts, and ensure the physical integrity, operation, maintenance and expansion of the infrastructure is not compromised.	AO26 No acceptable outcome is prescribed.	Not applicable No major electricity infrastructure or bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System is located on or adjacent to the site.

Table 13.2.1 - Infrastructure design code (9.4.4) assessment

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13.3. Filling and Excavation Code (9.4.3)

Ref	Performance outcome	Acceptable outcome	Response
PO1	Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	AO1 Development ensures that the total height of any cut and fill, whether or not retained, does not exceed 2.5m in a zone in the Industry zones category, or 1m in all other zones, or if adjoining a sensitive zone.	Complies with the performance outcome AO1 is not achieved. Fill reaches approximately 2.5m at the site low point, which is the depth needed to lift the allotments and the internal road to a grade that drains to the frontage and to obtain cover over the drainage network and the tank.
PO2	Development of a retaining wall proposed as a result of filling or excavation is designed and constructed to be fit for purpose, does not impact adversely on significant vegetation, and is capable of easy maintenance.	AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage, is wholly contained within the site, and where the total height retained is greater than 1m, the boundary wall is no greater than 1m with further terracing at 1V:1H and at least 1m between successive walls. AO2.2 Development of a retaining wall over 1m in height protects significant vegetation and is designed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland. AO2.3 Development provides a retaining wall finish presenting to adjoining land that is	Complies with AO2.1 to AO2.4, subject to condition Retaining shown on the earthworks drawings is indicative and is wholly within the site, with footings, surface drainage and subsoil drainage contained within the allotment they serve. No retaining structure affects significant vegetation.

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		maintenance free if the setback is less than 750mm from the boundary. A02.4 Development for filling only uses clean fill that does not include construction rubble, debris, weed seed or viable parts of undesirable plant species.	
PO3	Development ensures that a rock anchor is designed and constructed to be fit for purpose.	A03 Development ensures that a rock anchor is constructed in accordance with the standards in the Infrastructure design planning scheme policy and, where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	Not applicable No rock anchor is proposed.
PO4	Development protects all services and public utilities.	A04 Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	Complies with A04 The existing services sit within the Greentree Crescent road reserve rather than within the earthworks area. Service locations are to be potholed and confirmed before construction, and any alteration or relocation is to the responsible authority's standard specification and approval.
PO5	Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	A05 Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall, in accordance with the stormwater	Complies with A05 All surface flow is collected within the site and directed to the lawful point of discharge at the frontage. Subsoil drainage behind retaining and at the toe of batters is connected into the same network. No flow is concentrated onto, or ponded on, adjoining land.

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		drainage section of the Infrastructure design planning scheme policy.	
PO6	Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles.	AO6 Filling or excavation does not involve the construction of open drainage.	Complies with AO6 No open drainage is constructed. The drainage network is piped throughout, with overland flow contained within the road reserve and access corridor.
PO7	Development for filling or excavation does not degrade water quality or adversely affect environmental values in receiving waters, and ensures site sediment and erosion control standards are best practice.	AO7.1 Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy. AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	Complies with AO7.1 and AO7.2 Water quality treatment meets the load reduction targets in the planning scheme, as demonstrated by the modelling in the SWMP. Erosion and sediment control is to IECA 2008 in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy, with stage specific plans at operational works.
PO8	Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised.	AO8.1 Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site. AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	Complies with AO8.1 and AO8.2, subject to condition Earthworks are to be confined to the hours in AO8.2. Dust is controlled by water carts, by stabilising completed areas progressively rather than leaving open surfaces, and by a stabilised site access with wheel wash or rumble grid so that material is not tracked onto Greentree Crescent.

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PO9	Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B to Table 9.4.3.3.E.	AO9 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	Complies with AO9 The works are fill placement with minor cut in soil, using conventional earthmoving plant. No blasting or rock breaking is proposed, so no perceptible ground-borne vibration is expected beyond the site boundary.
PO10	Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	AO10 Development ensures that heavy trucks hauling material to and from the site occur for a maximum of 3 weeks, use a major road to access the site, and only use a minor road for the shortest most direct route that has the least amount of environmental nuisance if there is no major road alternative.	Complies with the performance outcome, subject to condition The net import is in the order of 1600m3, a haulage task of roughly 100 to 160 truck loads which can be completed within the three week limit in AO10, to be confirmed against the construction programme. Greentree Crescent is a neighbourhood road and is the only frontage available, so haulage is to reach it from Roxwell Street, a district road, by the shortest and most direct route.
PO11	Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	AO11 Development does not involve excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register, or filling with material containing a contaminant.	Complies with AO11, subject to confirmation The site has been in long standing residential use and is not expected to appear on the Environmental Management Register or the Contaminated Land Register, which is to be confirmed by search prior to lodgement. Imported fill is to be clean material supported by validation documentation.
PO12	Development provides for landscaping for water conservation, water sensitive urban design measures within the landscape design, drainage and stormwater measures that reduce adverse impacts on the	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain. AO12.2	Complies with AO12.3; AO12.1, AO12.2 and AO12.4 not applicable No artificial growing environment or communal landscape area is created by the reconfiguration, so AO12.1, AO12.2 and AO12.4 do not arise at

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	landscape, stormwater harvesting, and reticulated irrigation to all artificial growing environments.	Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand before alternative irrigation sources are utilised. AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. AO12.4 Development provides a reticulated irrigation system to all landscaping areas.	this stage. Paved, turfed and landscaped areas within the works are drained to the piped network, and the water sensitive urban design response is set out in the SWMP. Stormwater harvesting remains available to each allotment at building approval.
PO13	Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO13 Development does not involve the creation of canals or artificial waterways.	Complies with AO13 No canal or artificial waterway is proposed.

Table 13.3.1 - Filling and excavation code (9.4.3) assessment

14. Conclusion

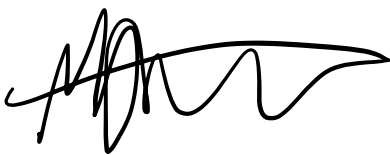
This Engineering Services Report has assessed the civil engineering and infrastructure servicing aspects of the proposed reconfiguration of one (1) lot into eleven (11) lots at 29 Greentree Crescent, Forest Lake, in accordance with the Brisbane City Plan 2014 Infrastructure design planning scheme policy.

The following key outcomes have been demonstrated:

- Bulk earthworks achieve allotment grades falling toward the Greentree Crescent frontage, with batters, berms and indicative retaining defined on the earthworks drawings and quantities summarised in this report;
- Roads A and B provide access to all allotments from Greentree Crescent via a Type B1 crossover, with kerbing and grading in accordance with the referenced standards;
- Each allotment can be serviced with water and sewer from the existing infrastructure within the Greentree Crescent road reserve, subject to Urban Utilities approval;
- Stormwater quantity and quality management is addressed in the standalone Stormwater Management Plan (P-26011_SWMP), with the civil drainage design consistent with that SWMP;
- The proposal has been assessed against the Stormwater code, the infrastructure design code and the Filling and excavation code, and a compliance position is stated for every performance outcome.

On the basis of the assessment presented in this report, the site can be appropriately engineered and serviced, and the proposed works satisfy the Stormwater code, the Infrastructure design code and the Filling and excavation code of the Brisbane City Plan 2014 together with the referenced standards and policies. No engineering impediment to the development has been identified. The matters that remain outstanding are ordinary detailed design and authority approval items which are capable of being dealt with by condition. Accordingly, it is recommended that the proposed development be approved.

Kind Regards,



Mitchell Rowley
RPEQ 35072

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Appendix A Plan of Development

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Appendix B Civil Engineering Drawings