

11 May 2026

Our Ref: CW25146

Chani Asha
Urban Planner
Planning Services Special Assessment
GPO Box 1434
Brisbane Qld 4001



Dear Chani,

**6 Dorchester Street, South Brisbane
RESPONSE TO INFORMATION REQUEST
(Application: 006914469)**

In response to the information request dated the 29th January 2026, please see attached the civil concept stormwater and earthworks sketches, together with the following response for Item 3, Engineering submission:

3. Engineering submission

The application material has not addressed the prescribed secondary codes and in particular has not addressed the earthworks and retaining walls required for the proposal, or stormwater discharge for the site.

Provide an Engineering Report and drawings which discuss the engineering requirements for the proposal including earthworks, retaining walls and stormwater and address the relevant assessment benchmarks.

Response:

In response to Item 3, concept engineering sketches for the proposed earthworks and stormwater infrastructure have been prepared and are included within this submission. A Code Compliance assessment for Filling and Excavation has also been undertaken to demonstrate compliance with the relevant assessment benchmarks. Refer to the concept engineering sketches for more information.

Conclusion

We trust that this response adequately addresses your Request for Information regarding the earthworks and stormwater drainage, and that the information provided will enable you to approve this application at your earliest convenience.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

CIVIL WORKS ENGINEERS

Joshua Murray
Senior Civil Engineer



Roger Andrade RPEQ 7675
Principal Civil Engineer



2
RP11708

CP
RP11707

CP
SP156501

*NOTE: CONTRACTOR TO CONFIRM
LOCATION AND LEVELS OF EXISTING
SERVICES PRIOR TO CONSTRUCTION.

2
RP53964

2
RP99317

FFL 31.500

BUILDING SUSPENDED
SLAB BY OTHERS

1
RP99317

EXISTING HOUSE TO
RELOCATED/RAISED

PROPOSED STORMWATER PIT
AND ROOFWATER STUB
APPROX. IL 30.950.

APPROX. 1 IN 150 GRADE

EXISTING Ø150 STORMWATER
LINE TO BE REMOVED AND
LOWERED WITH NEW Ø225 uPVC

ROAD TO BE REINSTATED
FOLLOWING WORKS.

NEW IL 30.830 APPROX.

SITE BENCH MARK
Screw in Conc
RL 32.143

NEW IL 30.340 APPROX.

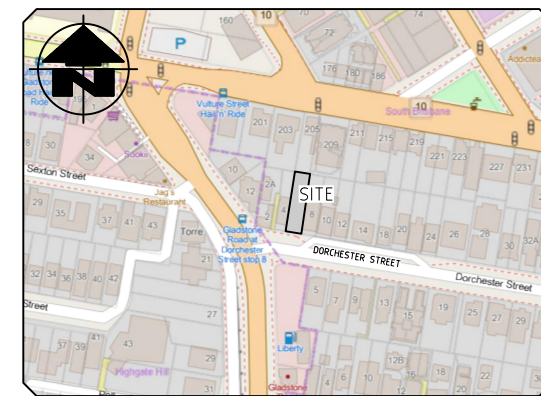
EXISTING CULVERT CROSSING TO
BE RETAINED AND PROTECTED.

PROVIDE NEW
MANHOLE OVER
EXISTING
STORMWATER
PIPE.

CONNECT STORMWATER INTO EXISTING MANHOLE.
EXACT DEPTH OF MANHOLE TO BE CONFIRMED
PRIOR TO DETAILED DESIGN. FINAL PROPOSED
LEVELS TO BE CONFIRMED.

DORCHESTER STREET

PLAN
SCALE 1:100



LOCALITY PLAN
SCALE 1:2500

DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. ORIGINAL DRAWING SIZE - A1		
ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	08.05.26

LEGEND

---	EXISTING SURFACE CONTOURS
---	PROPOSED STORMWATER DRAINAGE
---	EXISTING STORMWATER DRAINAGE
---	EXISTING ELECTRICAL (OVERHEAD)
---	EXISTING ELECTRICAL UNDERGROUND
---	EXISTING TELECOMMUNICATIONS
---	EXISTING GAS

ASSOCIATED CONSULTANT

PROJECT
6 DORCHESTER STREET
SOUTH BRISBANE

CLIENT
FEN QIANG LIANG

TITLE
CONCEPT STORMWATER
SKETCH



Property Development Solutions

U3, 1311 IPSWICH ROAD, ROCKLEA QLD 4106
PO Box 13, Moorooka QLD 4105
T (07) 3195 8180
E info@civilworks.com.au
W www.civilworks.com.au

Designed	JBM	Drawn	JBM	Date	08.05.26
Approved		Scale	AS SHOWN		
Drawing No.	CW25146-SK01				Rev.
					A

PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT EARTHWORKS SKETCH
REFER CW25146-SK10 FOR CONCEPT EARTHWORKS SKETCH.

EXISTING SERVICES NOTE
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED
INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE
LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE
POT HOLING TO VERIFY THE DESIGN.

DIAL BEFORE YOU DIG NOTE
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG'
PH.1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION.
ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE
REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTORS EXPENSE.

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0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

0 25 50 75 100 125m
SCALE 1:2500 AT ORIGINAL SIZE

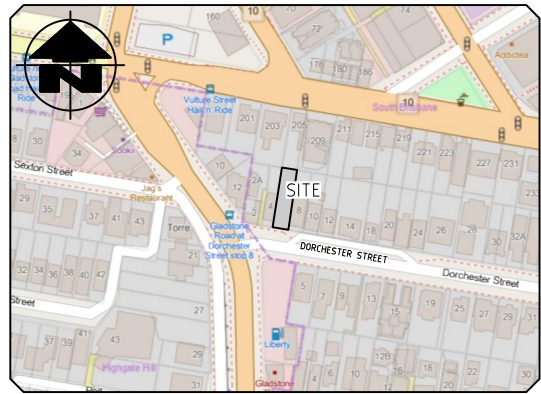
REAL PROPERTY DESCRIPTION
LOT No. 1
PLAN No. RP 99317



PRELIMINARY BULK EARTHWORKS VOLUMES

TOTAL CUT = 2m³
TOTAL FILL = 60m³
BALANCE = 58m³ (IMPORT)

- NOTE:
- VOLUMES CALCULATED DO NOT TAKE INTO ACCOUNT TOPSOIL DEPTH
 - VOLUMES DO NOT INCLUDE BULKING OR COMPACTION FACTORS
 - NO GEOTECHNICAL HAS BEEN UNDERTAKEN



LOCALITY PLAN
SCALE 1:2500

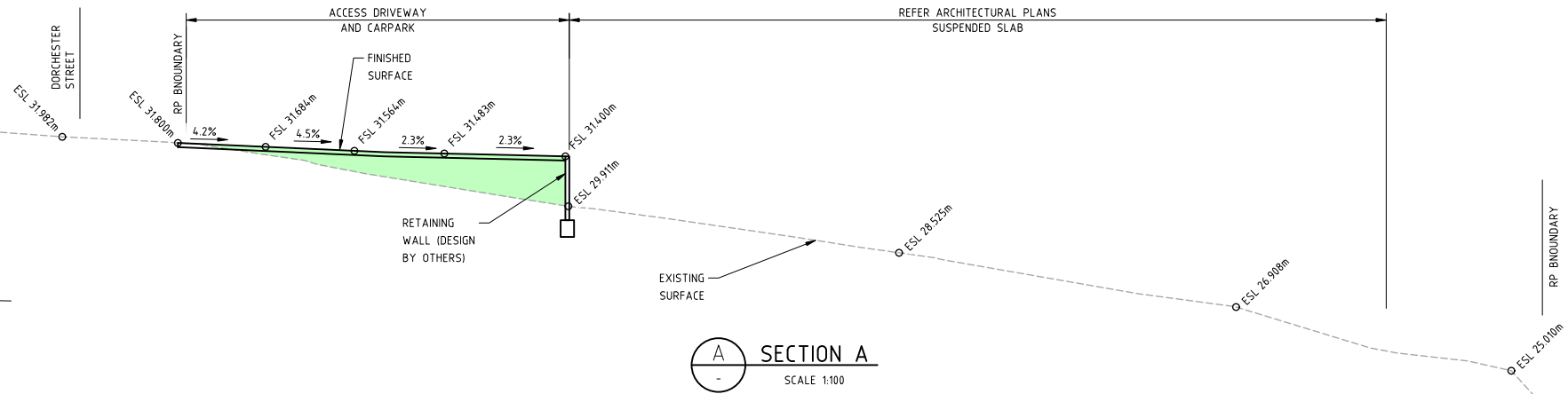
DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. ORIGINAL DRAWING SIZE - A1		
ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	08.05.26

LEGEND

- AREA OF FILL
- AREA OF CUT
- FINISHED SURFACE LEVEL
- EXISTING SURFACE LEVEL
- EXISTING SURFACE CONTOURS
- PROPOSED SURFACE CONTOURS
- PROPOSED RETAINING WALL (HEIGHT SHOWN ON HIGH SIDE)
- PROPOSED STORMWATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- EXISTING ELECTRICAL (OVERHEAD)
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING TELECOMMUNICATIONS
- EXISTING GAS

NOTE: ENSURE NO DAMAGE OCCURS TO ADJOINING PROPERTIES, STRUCTURES, OR SERVICES AS A RESULT OF THIS WORK. ALL WORKS TO BE WHOLLY WITHIN SITE.

*NOTE: CONTRACTOR TO CONFIRM LOCATION AND LEVELS OF EXISTING SERVICES PRIOR TO CONSTRUCTION.



SECTION A
SCALE 1:100

PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT STORMWATER SKETCH

REFER CW25146-SK01 FOR CONCEPT STORMWATER SKETCH.

EXISTING SERVICES NOTE

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0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

0 25 50 75 100 125m
SCALE 1:2500 AT ORIGINAL SIZE

REAL PROPERTY DESCRIPTION
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Designed JBM	Drawn JBM	Date 08.05.26
Approved [Signature]	Scale AS SHOWN	
Drawing No. CW25146-SK10	Rev. A	

*Brisbane City Plan 2014
Filling and Excavation Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
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: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.	A/S	Earthworks are proposed to facilitate the front entrance and car parking area, with the remainder of the development constructed on suspended slabs, minimising bulk earthworks across the site. Cut and fill will generally be kept to a minimum; however, due to site topography, localised fill exceeding 1m will be required in the rear corner of the proposed car park area. Given the limited extent and location of the earthworks, it is not envisaged that a loss of visual amenity will occur. Retaining walls will manage the level transition, with final design to be undertaken by a suitably qualified structural engineer.	
PO2 Development of a retaining wall proposed as a result of filling or excavation : (a) is designed and constructed to be fit for purpose;	AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site;	A/S	Earthworks are proposed to facilitate the front entrance and car parking area, with the remainder of the development constructed on suspended slabs, minimising bulk earthworks across the site.	

Project: 6 Dorchester Street, South Brisbane

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

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Filling and Excavation Code*

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<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
(b) does not impact adversely on significant vegetation; (c) is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	(b) if the total height to be retained is greater than 1m, then: (i) the retaining wall at the property boundary is no greater than 1m above the ground level; (ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas. A02.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	A	Cut and fill will generally be kept to a minimum; however, due to site topography, localised fill exceeding 1m will be required in the rear corner of the proposed car park area. Given the limited extent and location of the earthworks, it is not envisaged that a loss of visual amenity will occur. Retaining walls will manage the level transition, with final design to be undertaken by a suitably qualified structural engineer. Existing vegetation within the site will be removed, as required, for the construction of the development.	

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	A02.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	A/S	Where retaining walls present to neighbouring properties, they will be constructed such that they have a maintenance free finish.	
	A02.4 Development for filling only uses clean fill that does not include any construction rubble or debris.	A	All imported fill required will be clean and free of any construction rubble or debris.	
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	A03 Development ensures that a rock anchor: (a) is constructed in accordance with the standards in the Infrastructure design planning scheme policy ; (b) where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	N/A	No such works are 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	A	Any alteration of existing services within the property will be completed by appropriately qualified personnel. Public utilities in the road reserve will be protected during construction.	

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<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	meets the standard design specifications of the responsible service authorities.			
P05 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 drainage section of the Infrastructure design planning scheme policy .	A	The proposed development is able to discharge stormwater runoff to the lawful point of discharge.	
P06 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems.	A06 Filling or excavation does not involve the construction of open drainage.	N/A	No such works are proposed.	

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<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines .				
PO7 Development for filling or excavation : (a) does not degrade water quality or adversely affect environmental values in receiving waters; (b) ensures site sediment and erosion control standards are best practice.	A07.1 Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy .	N/A	Due to the size and nature of the development, no such works are proposed.	
	A07.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy .	A	An erosion and sediment control strategy will be developed during detailed design, for implementation during construction if required.	
PO8 Development for filling or excavation is conducted such that adverse impacts at a	A08.1 Development ensures that no dust emissions extend beyond the boundary of the site, including dust from	A	Erosion and sediment control best practices will be undertaken to limit dust emissions.	

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*Performance Criteria and
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<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
sensitive use due to noise and dust are prevented or minimised.	construction vehicles entering and leaving the site.			
Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	A08.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	A	Filling or excavation (if required) will be limited to the identified work hours.	
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 , Table 9.4.3.3.C , Table 9.4.3.3.D and Table 9.4.3.3.E . Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	A09 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	A	Earthworks will be monitored during construction so as to not cause ground borne vibration beyond site. The contractor's management plans is to address these requirements, if required.	

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Filling and Excavation Code*

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<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
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: (a) occur for a maximum of 3 weeks; (b) use a major road to access the site; (c) 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.	A	Where heavy vehicles attend site, the contractor's management plan is to address these requirements.	
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: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register ; (b) filling with material containing a contaminant.	A	There is no evidence of previous notifiable activity having occurred on site as the site is residential in nature. All imported fill required will be clean and free of any construction rubble or debris.	
PO12 Development provides for: (a) landscaping for water conservation purposes;	AO12.1 Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy .	N/A	Due to the size and nature of the development, no such works are proposed.	

Project: 6 Dorchester Street, South Brisbane

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<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
(b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	AO12.2 Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy .	N/A	Due to the size and nature of the development, no such works are proposed.	
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	N/A	Due to the size and nature of the development, no such works are proposed.	
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.	N/A	No such works are proposed.	

Project: 6 Dorchester Street, South Brisbane

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