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CODE COMPLIANCE REPORT

PROPOSED SUBDIVISION AT 1 FERGUSON STREET WAVELL HEIGHTS

Prepared for

Aetherial Development Pty Ltd

C/ Infinitum Partners

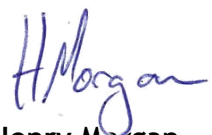
Document Reference

26086 - CCR/1

Record of Issue:

Issue	Status	Author	Date	Checked	Date	Authorised	Date
0	For Review	Ashesh Shrestha	27 May 2026	Matthew Klease	28 May 2026	Henry Morgan RPEQ 11950	28 May 2026
1	For Approval	Ashesh Shrestha	29 May 2026	Matthew Klease	29 May 2026	Henry Morgan RPEQ 11950	29 May 2026

This investigation and report has been authorised by Mr Henry Morgan, a Director of Morgan Consulting Engineers Pty Ltd.



Henry Morgan RPEQ 11950 Friday, 29 May 2026

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1 ASSESSMENT SUMMARY

Morgan Consulting Engineers Pty Ltd has been engaged to provide a Code Compliance Report to confirm compliance with Brisbane City Council's (BCC) engineering-based codes and to address the servicing of the proposed Subdivision at 1 Ferguson Street, Wavell Heights.

Refer to **Appendix A** for the Detailed Site Survey and **Appendix B** for the Proposed Subdivision Plan.

1.1 BCC Planning Scheme Code Assessments

The following BCC Planning Scheme Code Assessments have been completed and are included within this report (refer to **Appendix C**):

1. BCC Infrastructure Design Code; and
2. BCC Stormwater Code.

1.2 BCC Erosion Hazard Assessment

The site is considered 'Medium Risk' with respect to contaminants generated during the construction phase. Sediment generated during the construction phase shall be dealt with in accordance with an Erosion and Sediment Control Plan to be kept on site during the construction phase. Refer to **Appendix D** for a copy of the BCC Erosion Hazard Assessment (EHA) Form.

1.3 Sewer Reticulation Assessment

Information from BCC's Community Maps, Before You Dig Australia (BYDA) records and detailed site survey indicate that there is a 150 mm diameter unreinforced concrete sewer main (Asset ID: LS85591) running adjacent to the western property boundary, with the associated sewer manhole (Asset ID: MH84615) located on this main to the west of the site. An existing 100 mm sewer property connection discharges to this manhole.

It is proposed to reuse the existing sewer property connection to service proposed Lot 8 and construct a new sewer property connection from the existing sewer connection in Lot 8 to service proposed Lot 7.

It is anticipated that the existing sewer infrastructure has sufficient capacity to service the proposed development. However, this will be confirmed by Urban Utilities (UU) during detailed design.

Refer **Appendix E** for the BCC Community Maps and **Appendix F** for the Concept Services Plan.

1.4 Water Reticulation Assessment

Information from BCC's Community Maps, BYDA records and the detailed site survey indicates that there is a 100mm cast iron watermain along the northern verge of Ferguson Road, south of the site. A 20mm water service and meter currently services the site from this main. There is also a 300mm cast iron watermain along the eastern verge of Pfingst Road, east of the site.

It is proposed to retain the existing water service and meter assembly on Ferguson Road to service proposed Lot 8 and construct a new water service and meter assembly from the water main along Pfingst Road to service proposed Lot 7.

There are two fire hydrants in close proximity to the site along Ferguson Road, south of the site and along Pfingst Road, east of the site, providing suitable firefighting coverage for the proposed subdivision.

It is anticipated that the existing water infrastructure has sufficient capacity to service the proposed development. However, this will be confirmed by UU during detailed design.

Refer to **Appendix E** for the BCC Community Maps and **Appendix F** for the Concept Services Plan.

1.5 Stormwater Quantity Management

According to BCC's Community Maps, BYDA records and the detailed site survey, there is a 450mm RCP stormwater main traversing north along Pfingst Road, east of the site. There is also a 100mm diameter stormwater main within Ferguson Road corridor, south of the site. There are two stormwater manholes along Pfingst Road, east of the site and a kerb inlet along Ferguson Road, south of the site.

Roofwater from the existing dwelling on site is collected via downpipes and discharged via kerb adaptor to the Pfingst Road kerb and channel and ultimately the stormwater infrastructure in Pfingst Road. Surface runoff from the site sheet flows to the Pfingst Road kerb and channel. Therefore, the Legal Point of Discharge is the stormwater infrastructure in Pfingst Road, northeast of the site.

It is proposed to reuse existing kerb adaptors for Proposed Lot 8 and construct new kerb adaptors for proposed Lot 7, discharging to the Pfingst Road kerb and channel.

Refer to **Appendix C** for the BCC Stormwater Code, **Appendix E** for the BCC community maps and **Appendix F** for the Concept Services Plan.

1.6 Stormwater Quality Management

The proposed development has been assessed against the State Planning Policy 2017 (SPP 2017). As the proposed development involves a land area that is less than 2,500m^2, the State Planning Policy 2017 (SPP 2017) is not triggered. Therefore, stormwater quality treatment is not warranted for this development.

1.7 Driveway Crossovers

It is proposed to reuse the existing driveway on Pfingst Road to service proposed Lot 7 and install a new driveway crossover from Ferguson Road, south of the site for proposed Lot 8. The crossover will be designed and constructed in accordance with BCC's policies and standards.

Refer **Appendix F** for the Concept Services Plan.

1.8 Flooding

Information obtained from BCC's Floodwise Property Report and City Plan 2014 Interactive Mapping indicates that the site is unaffected by flooding.

Refer to **Appendix G** for the BCC Floodwise Property Reports.

1.9 Electrical and Telecommunications

The site can be serviced by electricity at the following locations:

1. Aboveground powerlines are situated along the western verge of Pfingst Road, east of the subject site. There are also aboveground powerlines along the northern verge of Ferguson Road, south of the site, traversing through the southern property boundary.
2. There is a high voltage underground power cable along the eastern verge of Pfingst Road, east of the site.

The site can be serviced by telecommunications at the following locations:

1. Underground Telstra cables are situated along the northern verge of Ferguson Road, south of the site.

Refer to **Appendix H** for the BYDA Plans.

1.10 Gas

Information obtained from BYDA plans indicates there is a 63mm steel medium-pressure gas main traversing along the western verge of Pfingst Road, east of the site, and entering the southeastern property boundary. Therefore, the site is serviceable by gas.

Refer to **Appendix H** for the BYDA Plans.

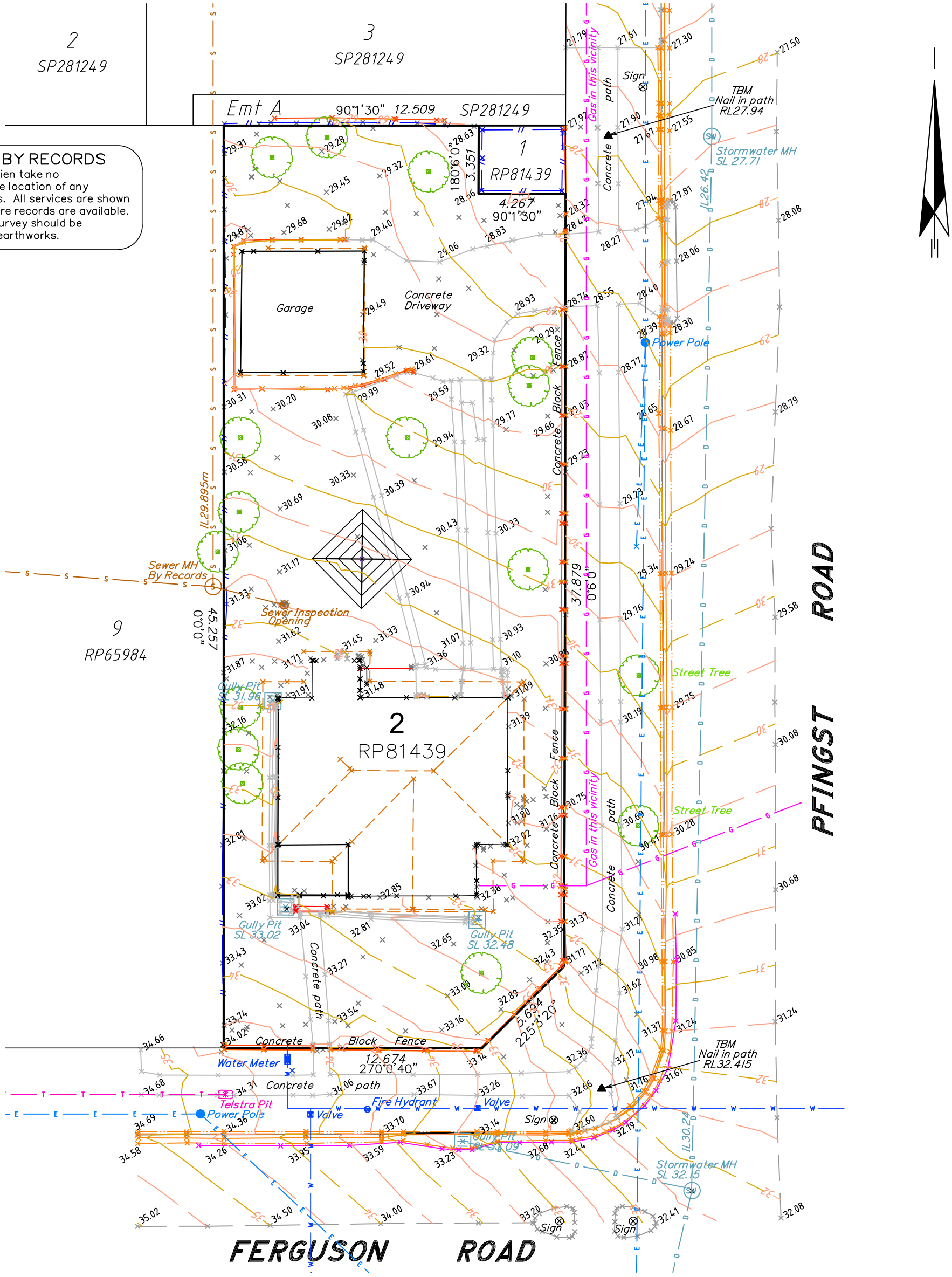
2 CONCLUSION

The Proposed Subdivision at 1 Ferguson Street, Wavell Heights, has been assessed to determine if the proposed development can be serviced by sewer, water, drainage and electrical/telecommunications infrastructure in accordance with the BCC standards and best practice.

Based on all the findings outlined in this report, MCE believes that there are no significant engineering issues in relation to this development that would preclude the above proposed residence from being approved by Council.

Appendix A

DETAILED SITE SURVEY



SERVICES BY RECORDS

Norris Clarke & O'Brien take no responsibility for the location of any non–visible services. All services are shown by records only where records are available. A service location survey should be performed prior to earthworks.

E E E	A/G POWER
P P P	U/G POWER
T T T	U/G TELSTRA
G G G	U/G GAS
S S S	U/G SEWERAGE
W W W	U/G WATERMAIN
D D D	U/G STORMWATER

ALL SERVICES ARE BY RECORDS ONLY.
Datum for Levels ..... AHD
Levelled from PSM No.46125.....RL40.171m

ISSUE:	DESCRIPTION	DATE
A	ORIGINAL ISSUE	20/05/26

NOTE:
This plan has been prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement. Services shown hereon have been located where possible by field survey. If not able to be so located or 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. 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 locations of all services. This note is an integral part of this plan.

DETAIL SURVEY

Description

LAND at 1 FERGUSON ROAD
WAVELL HEIGHTS
LOT 2 on RP81439
Brisbane City Council

Scale in Metres
1:200 at A3

Norris Clarke & O'Brien Pty Ltd
Licensed Surveyors
Town Planners
Development Consultants
Level 1 - Aldi Centre, 12 Bishop Street
Kelvin Grove QLD 4059
ph: 07 3012 0000 fax: 07 3012 0099
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ACN 056 870 770 ABN 15 056 870 770

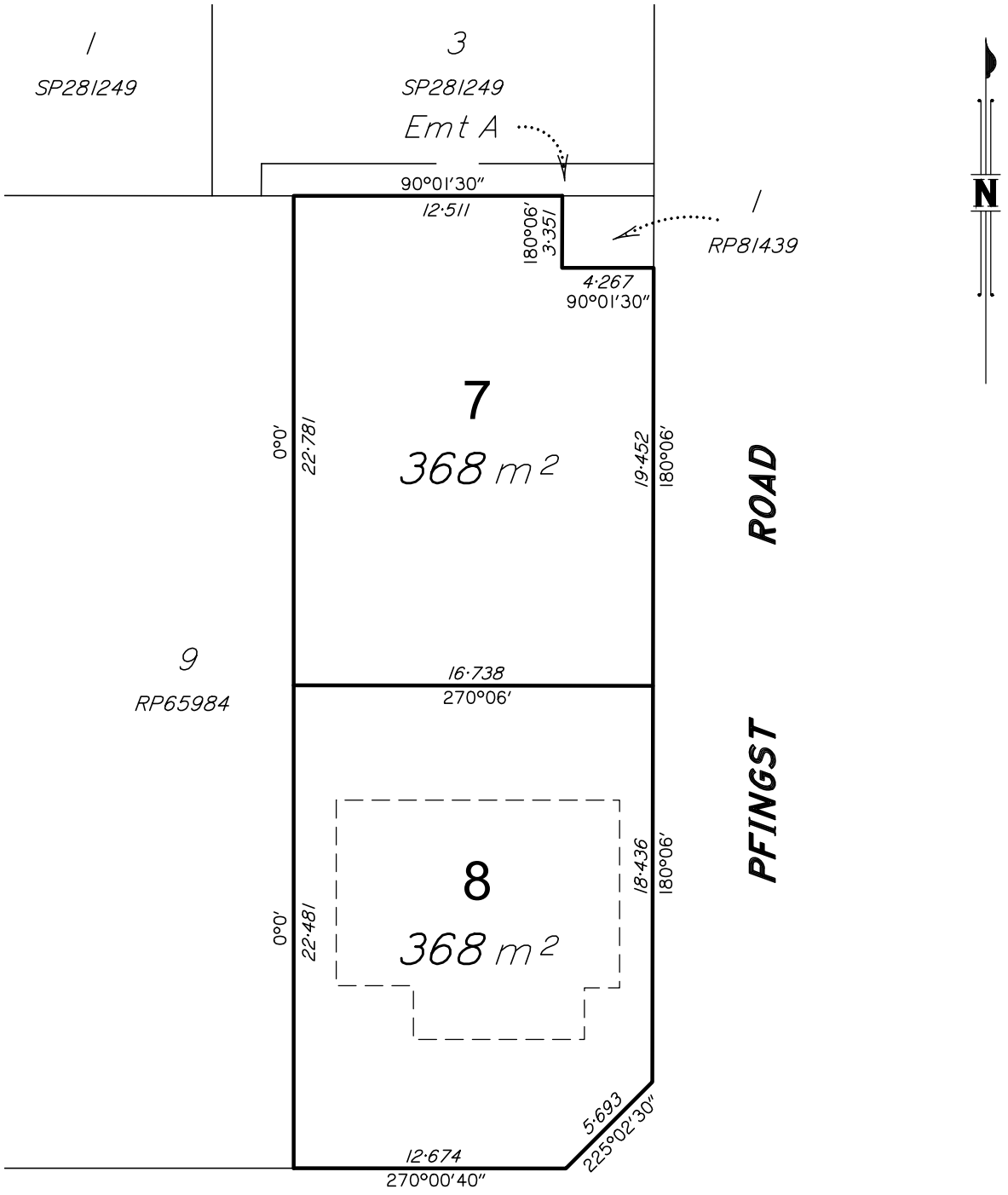
COMP.FILE 11983D1–A.DWG ISSUE: A
F.B.

Date 8/05/2026 Ref. 11983DT

S:_JOBS\1900–1999\1983–FERGUSON RD\DRAFTING\1983D1–A.DWG

Appendix B

PROPOSED SUBDIVISION PLAN



ISSUE	AMENDMENTS	DATE
A	ORIGINAL ISSUE	14/05/26

NOTE:

This plan is of a Proposed Subdivision to accompany a Subdivision Application and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

PROPOSED SUBDIVISION

Description

Lots 7 and 8

Cancelling LOT 2 on RP81439

1 FERGUSON ROAD, WAVELL HEIGHTS
BRISBANE CITY COUNCIL

Scale in Metres **1:300 at A4**

Norris Clarke & O'Brien Pty Ltd
Licensed Surveyors
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Date 14/05/2026 Dwg. 11983PP–A.DWG

Ref. 11983PP Issue A

Appendix C

BCC PLANNING SCHEME ASSESSMENT CODES

MORGAN CONSULTING ENGINEERS
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Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
General				
PO1 Development provides roads, pavement, edging and landscaping which: (a) are designed and constructed in accordance with the road hierarchy; (b) provide for safe travel for pedestrians, cyclists and vehicles; (c) provide access to properties for all modes; (d) provide utilities; (e) provide high levels of aesthetics and amenity, improved liveability and future growth; (f) provide for the amelioration of noise and other pollution; (g) provide a high-quality streetscape; (h) provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**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.	✓	**AO1** No new roads are proposed as part of this development, however, minor works will be conducted within the verge fronting the site on Ferguson Road in order to construct a new driveway crossover.	
PO2 Development provides road pavement surfaces which: (a) are well designed and constructed; (b) durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; (c) ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; (d) allows 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.	✓	**AO2** Refer to AO1.	
PO3 Development provides a pavement edge which is designed and constructed to:	**AO3** Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in	✓	**AO3** Refer to AO1.	

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
(a) control vehicle movements by delineating the carriageway for all users; (b) provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	the Infrastructure design planning scheme policy.			
PO4 Development provides verges which are designed and constructed to: (a) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; (b) provide a sufficient area for public utility services; (c) be maintainable by the Council.	**AO4** Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	✓	**AO4** The existing road verge will be adjusted to comply with the road corridor design and streetscape locality advice standards in the infrastructure design planning scheme policy.	
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: (a) allows equitable access for all modes; (b) is safe and secure; (c) has 24-hour access; (d) is a low-speed shared zone environment; (e) 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.	**N/A**		
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: (a) an effective, high-quality paved roadway; (b) an effective, high-quality roadway kerb	**AO6** Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in	✓	**AO6** The kerb and channel and verge profile of the proposed driveway crossover and road resumption area will be designed in accordance with the Infrastructure Design Planning Scheme Policy.	

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
and channel; (c) safe, high-quality vehicle crossings over channels and verges; (d) safe, accessible, high-quality verges compatible and integrated with the surrounding environment; (e) safe vehicle access to the site that enables ingress and egress in a forward gear; (f) provision of and required alterations to public utilities; (g) effective drainage; (h) appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	the Infrastructure design planning scheme policy: (a) concrete kerb and channel; (b) forming and grading to verges; (c) crossings over channels and verges; (d) a constructed bikeway; (e) a constructed verge or reconstruction of any damaged verge; (f) construction of the carriageway; (g) payment of costs for required alterations to public utility mains, services or installations; (h) construction of and required alterations to public utility mains, services or installations; (i) drainage works; (j) installation of electrical conduits.			
PO7 Development provides both cycle and walking routes which: (a) are located, designed and constructed to their network classification (where applicable); (b) provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; (c) provide safe and comfortable access to properties for pedestrians and cyclists; (d) incorporate water sensitive urban design into stormwater drainage; (e) provide for utilities; (f) provide for a high level of aesthetics and	**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.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
amenity, improved liveability and future growth; (g) are a low-maintenance asset with a minimal whole-of-life cost; (h) minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.				
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.	✓	**AO8.1** Refuse collection has been considered and will satisfy 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. Note—Refer to the Refuse planning scheme policy for further guidance.	✓	**AO8.2** The above mentioned refuse collection will not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.	
PO9 Development ensures that: (a) land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; (b) the water supply meets the stated standard of service for the intended use and 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.	✓	**AO9.1** Community Maps and BYDA searches were conducted and it was confirmed that the proposed development can be serviced by water, sewer and stormwater infrastructure. Refer Civil Sketch for proposed coneections.	

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	✓	**AO9.2** Refer to AO9.1.	
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: (a) avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; (b) minimise earthworks; (c) avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in theBiodiversity areas planning scheme policy.	**N/A**		
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	**N/A**		
	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.	**N/A**		
PO11 Development ensures that land used for urban purposes is serviced adequately with	**AO11** Development provides land with the following services to the standards of the approved	✓	**AO11**	

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
telecommunications and energy supply.	supplier: (a) electricity; (b) telecommunications services; (c) gas service where practicable.		Electricity, gas and telecommunication services are located within proximity of the site for connection. Refer to the BYDA plans.	
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	**AO12** Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: (a) the additional expense is unlikely to be prohibitive; or (b) further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or (c) there is a clear gap in the telecommunications network; or (d) there is a clear gap in the bandwidth available to the area. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	**N/A**		
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: (a) is provided commensurate with the status and scale of the proposed development; (b) is sited and designed: (i) as an integrated part of the project design; (ii) as conceptually relevant to the context of the location;	**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.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
(iii) to reflect and respond to the cultural values of the community; (iv) to promote local character in a planned and informed manner.				
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	**AO14** Development provides public signage: (a) at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; (b) which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	**N/A**		
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.	**N/A**		
PO16 Development provides public toilets which: (a) are required as part of a community facility or park; (b) are located, designed and constructed to be: (i) safe; (ii) durable; (iii) resistant to vandalism;	**AO16** Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
(iv) able to service expected demand; (v) fit for purpose.				
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: (a) safe movement of intended users; (b) an attractive appearance appropriate to the general surroundings and any adjacent structures; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**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.	**N/A**		
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the general surroundings; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity;	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
(f) future widening; (g) current and future services; (h) minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.				
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: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	**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.	✓	**AO19** All temporary batters will be constructed from the property boundary with a maximum temporary batter slope of 1 in 1, unless otherwise noted in the Geotechnical Investigation during detailed design. All retaining walls will be compliant with the structures standards in the Infrastructure design planning scheme policy.	
If for development with a gross floor area greater than 1,000m²				
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other	**AO20** Development ensures that during construction: (a) the ongoing use of adjoining and surrounding parks and public spaces, such	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	as malls and outdoor dining, is not compromised; (b) adjoining and surrounding landscaping is protected from damage; (c) safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.			
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from 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.	**AO21.1** Development ensures that demolition and construction: (a) only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; (b) do not occur over periods greater than 6 months.	**N/A**		
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	**N/A**		
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
PO22 Development ensures that: (a) construction and demolition do not result in damage to surrounding property as a result of vibration; (b) vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	**N/A**		
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants				
PO23 Development ensures that fire hydrants are: (a) installed and located to enable fire services to access water safely, effectively and efficiently; (b) 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. Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.	**N/A**		
	AO23.2 Fire hydrants are identified by: (a) raised reflectorised pavement markers (RRPM) on sealed roads; (b) marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
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.	**N/A**		
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone				
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.	**N/A**		
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone				
PO26 Development is sited and designed to: (a) avoid safety risks to people or property; (b) minimise noise and visual impacts to people and property; (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	**AO26** No acceptable outcome is prescribed.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

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♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
Section A—If for a material change of use, reconfiguring a lot, operational work or building work Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.				
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) minimise flooding; (b) protect environmental values of receiving waters; (c) maximise the use of water sensitive urban design; (d) minimise safety risk to all persons; (e) maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	**AO1** Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	✓	**AO1** All Stormwater design will comply with the infrastructure Design Planning Scheme Policy. The proposal will not cause unsafe circumstances for stormwater management.	
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	**AO2.1** Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	✓	**AO2** Development will not result in an increase in flood hazard on up slope, down slope or adjacent premises.	
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	✓	**AO2.2** The drainage network shall be designed in accordance with the Infrastructure Design Planning Scheme Policy.	
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property	**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.	✓	**AO3.1** Stormwater runoff will be discharged via kerb adaptors at Pfingst Road.	

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
where it is likely to adversely affect the safety of, or cause nuisance to properties.	**AO3.2** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	✓	**AO3.2** Refer to AO1.	
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	✓	**AO3.3** Refer to AO1.	
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	**N/A**		
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	**AO4.1** 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.	✓	**AO4.1** Refer AO3.1	
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	✓	**AO4.2** Refer AO3.1	
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.	**AO5** Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	**N/A**		
PO6 Development ensures that location and design of stormwater detention and water quality treatment: (a) minimises risk to people and property;	**AO6.1** Development locates stormwater detention and water quality treatment: (a) outside of a waterway corridor; (b) offline to any catchment not contained within the development.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
(b) provides for safe access and maintenance; (c) minimises ecological impacts to creeks and waterways.	**AO6.2** Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	**N/A**		
PO7 Development is designed, including any car parking areas and channel works to: (a) reduce property damage; (b) provide safe access to the site during the defined flood event.	**AO7.1** Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).	**N/A**		
	AO7.2 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.	**N/A**		
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.	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained.	**N/A**		
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	**N/A**		
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
	with the standards in the Infrastructure design planning scheme policy.			
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	**N/A**		
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.	✓	**AO9** The proposal complies.	
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	**AO10** No acceptable outcome is prescribed.	✓	**AO10** Refer to AO1.	
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future up-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.	**N/A**		
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
(c) implication for adjacent and down-slope development.				
PO12 Development provides stormwater infrastructure which: (a) remains fit for purpose for the life of the development and maintains full functionality in the design flood event; (b) can be safely accessed and maintained cost effectively; (c) 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.	✓	**AO12.1** The stormwater management system shall be designed in accordance 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.	**N/A**		
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, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; (c) the maintenance and serviceability of stormwater infrastructure. Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.	**AO13** No acceptable outcome is prescribed.	✓	**AO13** The site is considered 'Medium Risk' with respect to contaminants generated during the construction phase. Sediment generated during the construction phase shall be dealt with in accordance with best practice and sediment control.	

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
PO14 Development ensures that: (a) unnecessary disturbance to soil, waterways or drainage channels is avoided; (b) all soil surfaces remain effectively stabilised against erosion in the short and long term.	**AO14** No acceptable outcome is prescribed.	✓	**AO14** Unnecessary disturbance to soil shall be avoided and all soil surfaces shall remain stabilized.	
PO15 Development does not increase: (a) the concentration of total suspended solids or other contaminants in stormwater flows during site construction; (b) run-off which causes erosion either on site or off site.	**AO15** No acceptable outcome is prescribed.	✓	**AO15** Refer to AO13.	
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: (a) a material change of use for an urban purpose which involves greater than 2,500m^2 of land that: (i) will result in an impervious area greater than 25% of the net developable area; or (ii) will result in 6 or more dwellings. (b) reconfiguring a lot for an urban purpose that involves greater than 2,500m^2 of land and will result in 6 or more lots; (c) operational work for an urban purpose which involves disturbing greater than 2,500m^2 of land.				

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the *Environmental Protection Act 1994*. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	**AO16** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**N/A**		
PO17 Development ensures that: (a) the discharge of wastewater to a waterway or external to the site is avoided; or (b) if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome. Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.	**AO17** No acceptable outcome is prescribed.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot				
PO18 Development protects stormwater infrastructure to ensure the following are not compromised: (a) the long term infrastructure for the stormwater network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the stormwater network which; i. is required to service the development or an existing and future urban development in the planning scheme area or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure may be imposed.	**AO18** Development protects stormwater infrastructure in compliance with the following: (a) for long term infrastructure for the stormwater network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the stormwater nework, the Local government infrastructure plan; (c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.	✓	**AO18** Refer to AO1.	
PO19 Development provides for the payment of extra trunk infrastructure costs for the following:	**AO19** No acceptable outcome is prescribed.	**N/A**		

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Performance Outcomes	Acceptable Outcomes	Solution[1]	Comments	Council Use
(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely or partly inside the priority infrastructure area and in the Local government infrastructure plan involving; i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the stormwater network associated with development is not assumed future urban development which is made necessary by the development. Editor's note— The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note— See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*				

[1] Solution: ✓ Acceptable Solution
A/S Alternative Solution
N/A Not applicable to this proposal

Appendix D

BCC EROSION HAZARD ASSESSMENT

BRISBANE CITY COUNCIL ABN 72 002 765 795

Erosion Hazard Assessment

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

What is an Erosion Hazard Assessment?

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

When is the EHA required?

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

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

Privacy Statement

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

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

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

☐ ***A 'low' risk site***

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

☑ ***A 'medium' risk site***

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

☐ ***A 'high' risk site***

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

3 Site Information and Certification

Application number (if known)

Site address

1 Ferguson Road, Wavell Heights

QLD

Postcode **4012**

I certify that:

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

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

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

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

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

Certified by *(Print name)*

Henry Morgan

Certifier's signature

H Morgan

Date

07 / **05** / **2026**

Stock Code no. 262006

Assessment Table

Table 1: Low Risk Test

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

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

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

Table 2: Medium Risk Test

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

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

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

Table 3: High Risk Test

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

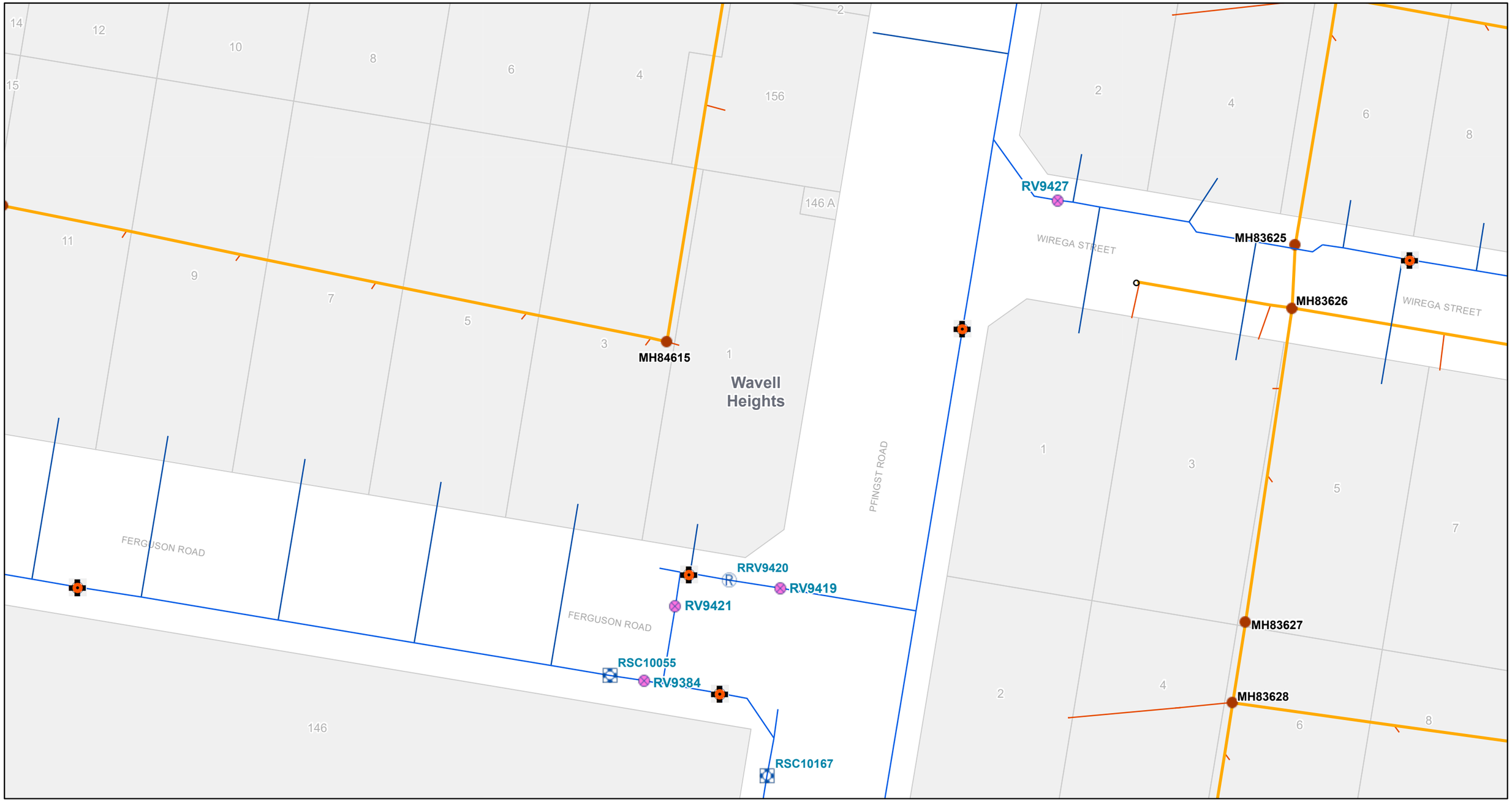
If you answered ***'No'*** to **ALL** of these questions, then the site is also **medium risk** with respect to erosion and sediment control.

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

Appendix E

BCC COMMUNITY MAPS

Community Maps



05/05/2026, 12:19:31

1:449

Water Control Valve
- Reflex
- Scour
- Air
- Pressure Sustaining
- Pressure Reducing
- Altitude
- Flow Control

Water System Valve
- BALL
- BUTTERFLY
- GATE

Water Fitting
- BEND
- PIGGING POINT
- END CAP
- CROSS
- JOINT
- GIBAULT JOINT
- TAPPING BAND
- TAPPING
- REDUCER
- WYE
- TEE
- RESERVOIR INLET
- RESERVOIR OUTLET
- SCOUR OUTLET
- CHEMICAL INJECTION POINT
- SAMPLING STATION

Water Device
- PRESSURE GAUGE
- FLOW METER
- LEVEL SENSOR

Water Hydrant
- PILLAR HYDRANT
- INGROUND HYDRANT

Water Pumps
- BOOSTER PUMP
- BORE PUMP
- LIFT PUMP
- Water Pump Stations
- Water Reservoirs

Water Network Structure
- BORE LOCATION
- FILLING STATION
- TREATMENT PLANT

Water Trunk Main
- Raw Water Main
- Trunk Main

Water Pressure Main
- Water - Model Link
- Raw Water Main
- Reticulation Main
- Trunk Main
- Scour Main

Water Service
- SERVICE
- MODEL LINK
- COMMON SERVICE

Sewer Device
- FLOW METER
- PRESSURE GAUGE
- VENT

Sewer Vent Pipe
- MODEL LINK
- VENT PIPE

Sewer Manholes
- MANHOLE
- END

Sewer Fitting
- END CAP
- WYE
- TEE
- REDUCER
- CROSS

Sewer Control Valve
- VACUUM
- REFLUX
- AIR
- SCOUR

Sewer System Valve
- SEWER DOOR
- BUTTERFLY
- GATE
- SUBMERSIBLE
- PUMP STATION

Sewer Gravity Main
- TRUNK MAIN
- SYPHON
- DISCHARGE
- TRUNK MAIN
- RETICULATION MAIN
- OVERFLOW MAIN
- MODEL LINK

Sewer Pressure Main
- MODEL LINK
- LOW PRESSURE MAIN
- RISING MAIN
- VACUUM MAIN

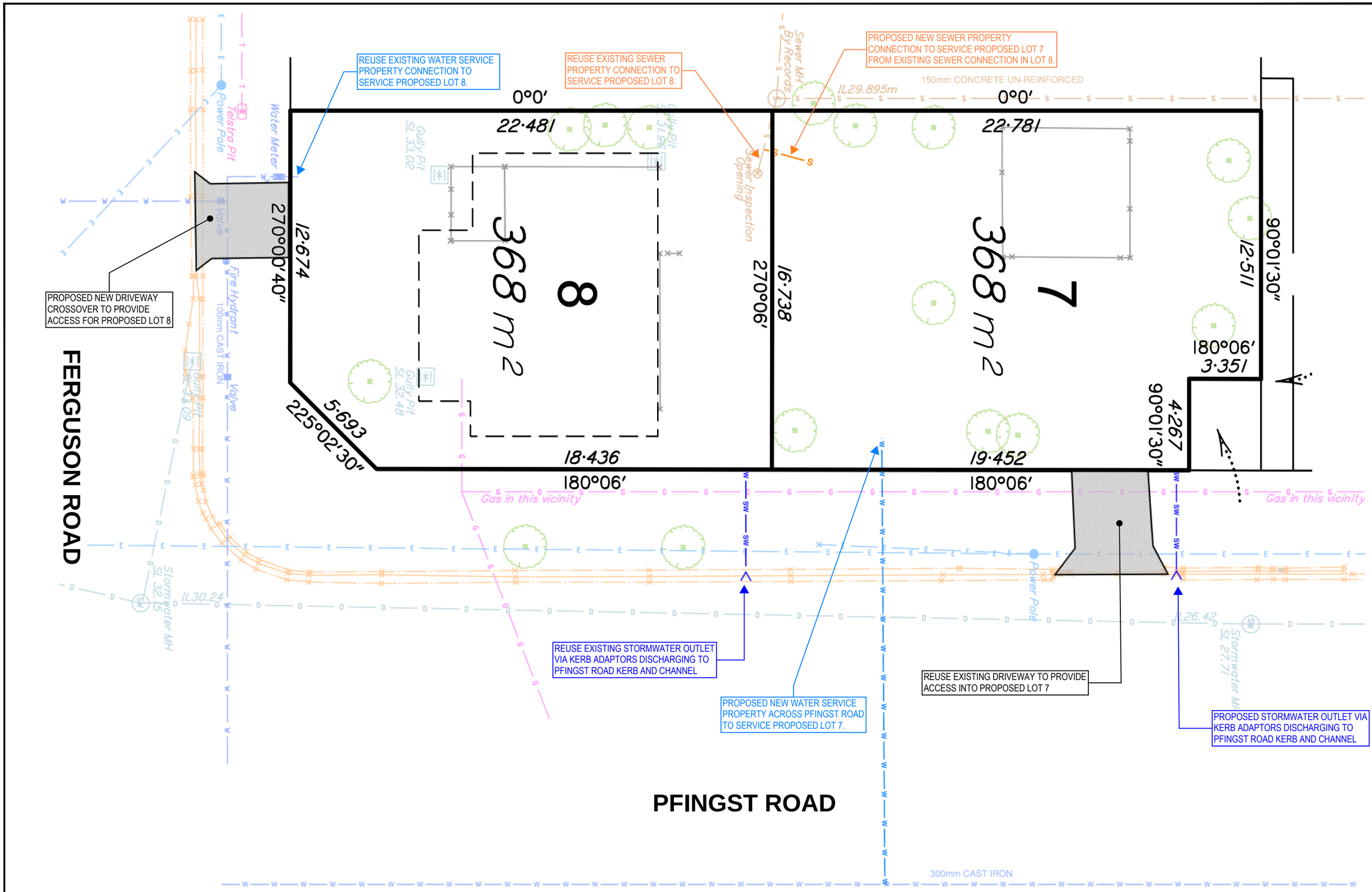
Sewer Service
- MODEL LINK
- SERVICE
- Sealed Plan
- Property Parcel
- Parcel Outside BCC

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Brisbane City Council

Appendix F

CONCEPT SERVICES PLAN



CODE	REVISION	DATE	BY
B	For Approval	MAY 26	AS
A	FOR REVIEW	MAY 26	AS

Client: AETHERIAL DEVELOPEMNT PTY LTD

MORGAN CONSULTING ENGINEERS
•Structural•Civil•Housing•Forensic•
1 Great George Street
Paddington Qld 4064
P: (07) 3369 8411
F: (07) 3369 1893
E: mail@morgance.com.au

Scales (at A1): AS SHOWN
Designed | Checked
Drawn | Date
Authorised: RPEQ

Project: PROPOSED SUBDIVISION
Address: 1 FERGUSON STREET, WAVELL HEIGHTS QLD

Drawing title: CONCEPT SERVICES PLAN
Drawing No: 26086 / SK01
Revision Code: B

Appendix G

BCC FLOODWISE PROPERTY REPORTS

FloodWise Property Report

1 FERGUSON RD, WAVELL HEIGHTS 4012
Lot 2 on RP81439

Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report **provides technical flood planning information** including estimated flood levels, habitable floor level requirements and more. **This report uses the adopted flood planning information in Brisbane City Plan 2014**, that guides how land in Brisbane is used and developed for the future. Find out more about planning and building. To understand how to be **resilient and prepare for floods**, visit Council's Be Prepared webpage. Find more information about how to read a FloodWise Property Report.

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the Be Prepared page to find more information on how to prepare your home or business for potential flooding.

Combined 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014.
Read more about Brisbane City Plan 2014.

Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at **brisbane.qld.gov.au/beprepared**
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies **000** Police/fire/ambulance (mobiles **000** and **112**)	State Emergency Service (SES) **132 500** Energex **13 19 62** Brisbane City Council **3403 8888**

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about planning and building in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Flood Planning and Development Information

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in **Council's planning scheme**.

Flood planning areas (FPA)		
River	**Creek / waterway**	**Overland flow**
		Not Applicable

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review **Council's Flood Planning Provisions**.

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's **planning scheme**.

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Useful Flood Information Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

- **0.2% AEP** - A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP** - A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A** - Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B** - Level data based on ground-based mobile survey or similar.
- **Data Quality Code C** - Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. **Find more information here**.

Maximum and minimum ground level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum habitable floor level (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally induding bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (excluding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

To learn more, visit **Brisbane City Council's Flood Information Hub**

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Council's online flood tools for planning and development purposes indude:

- **FloodWise Property Report**
- **Flood Overlay Code**

For more information on Council's planning scheme and online flood tools for planning and development:

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disdaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.

Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit brisbane.qld.gov.au/planning-building

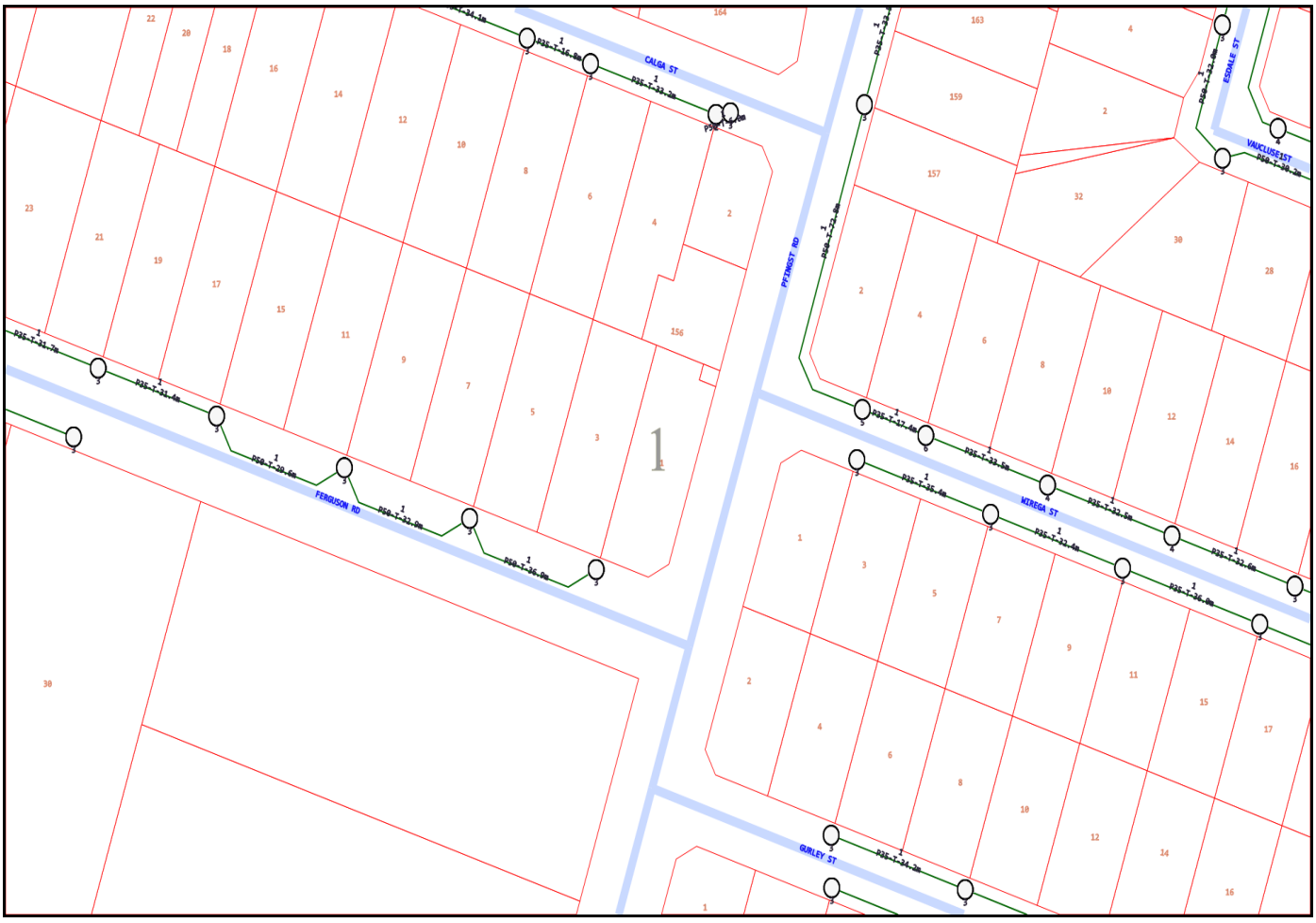
You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help, with your building and development plans.

Appendix H

BYDA PLANS

LEGEND

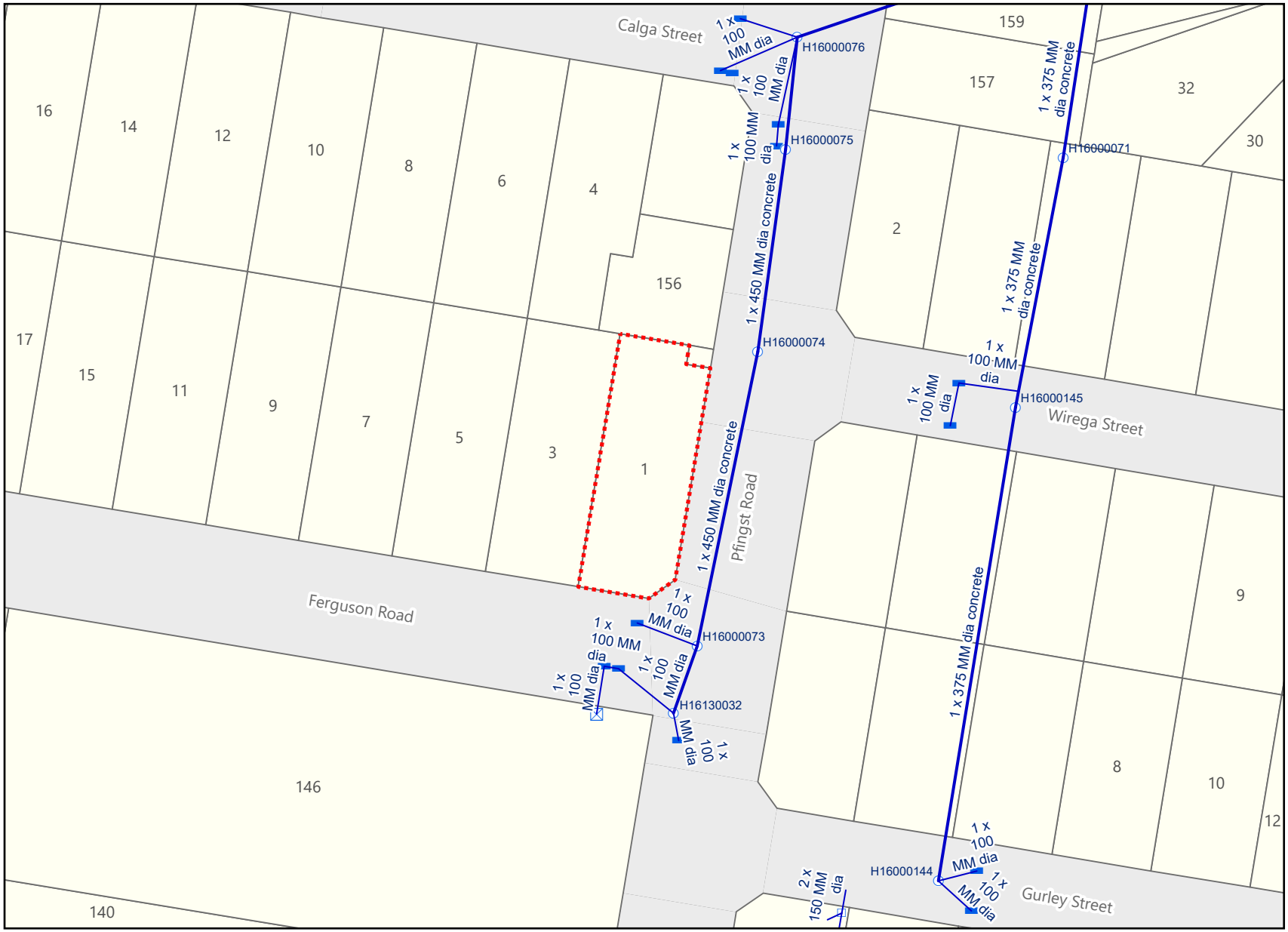
34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m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



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Job # 52968912
Seq # 271798622
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

BYDA Enquiry

Stormwater Network

- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Roofwater Pit
- Stormwater Gully Pit
- Stormwater Field Inlet

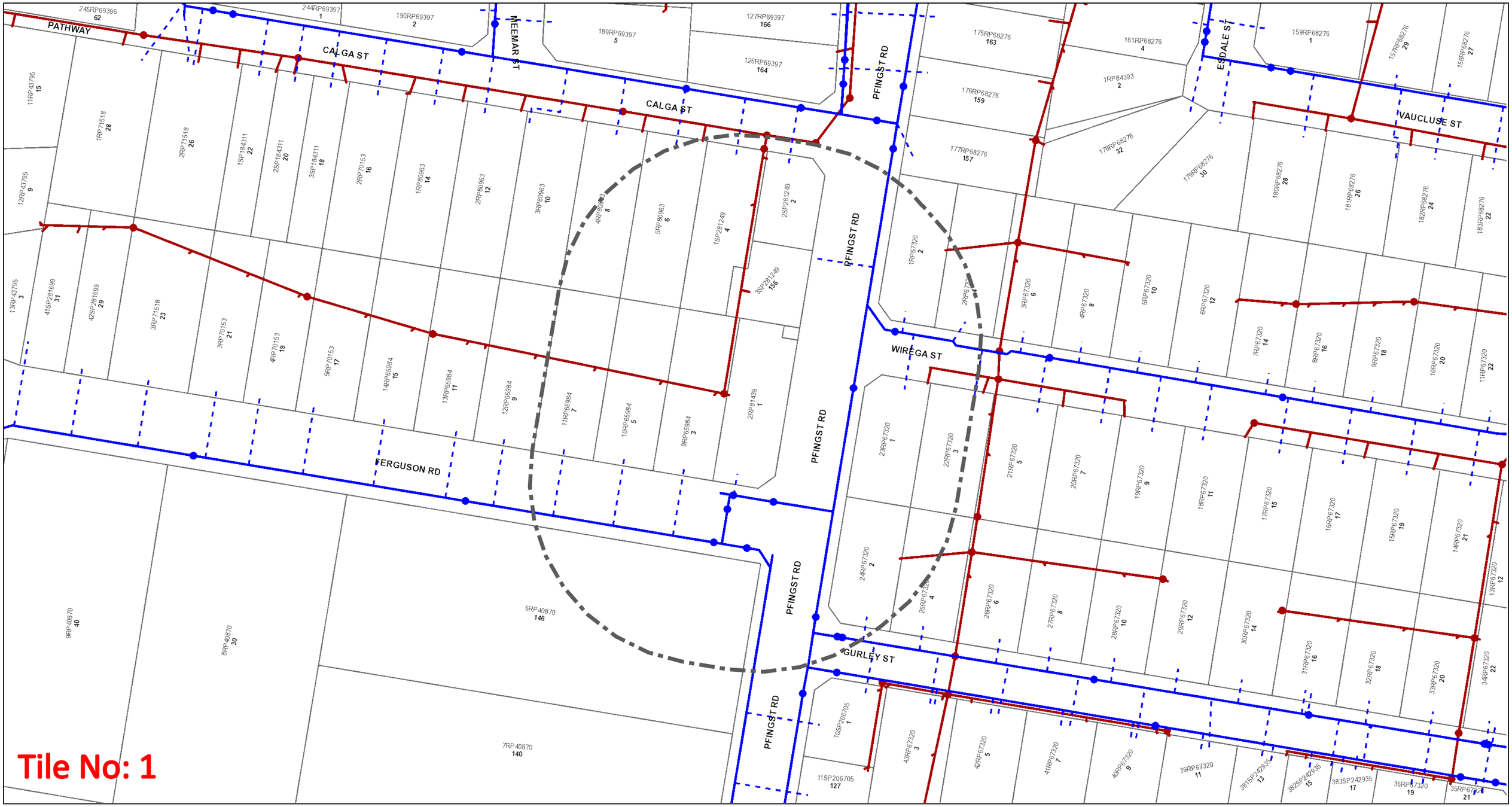
In an emergency contact Brisbane City Council on 07 3403 8888
23/04/26 (valid for 30 days)

0 10 20 40 m

Scale 1:1,000

Plans generated by SmarterWX™ Automate

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:1000

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

BYDA Reference No: 271798626

Date BYDA Ref Received: 23/04/2026

Date BYDA Job to Commence: 29/04/2026

Date BYDA Map Produced: 23/04/2026

This Map is valid for 30 days

Produced By: Urban Utilities

Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
	Water Service (Indicative only)	

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011

Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	*not applicable*			*not applicable*
Hydrogen blended (aqua dash)	*not applicable*			*not applicable*

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				*not applicable*

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

- Abandoned pipe
- Idle or inactive pipe

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

- Valve
- Buried valve
- Regulator station
- Gas connected property
- CP test station
- CP anode
- CP bond wire
- CP rectifier terminal
- Syphon
- Marker
- Part service^

^A live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

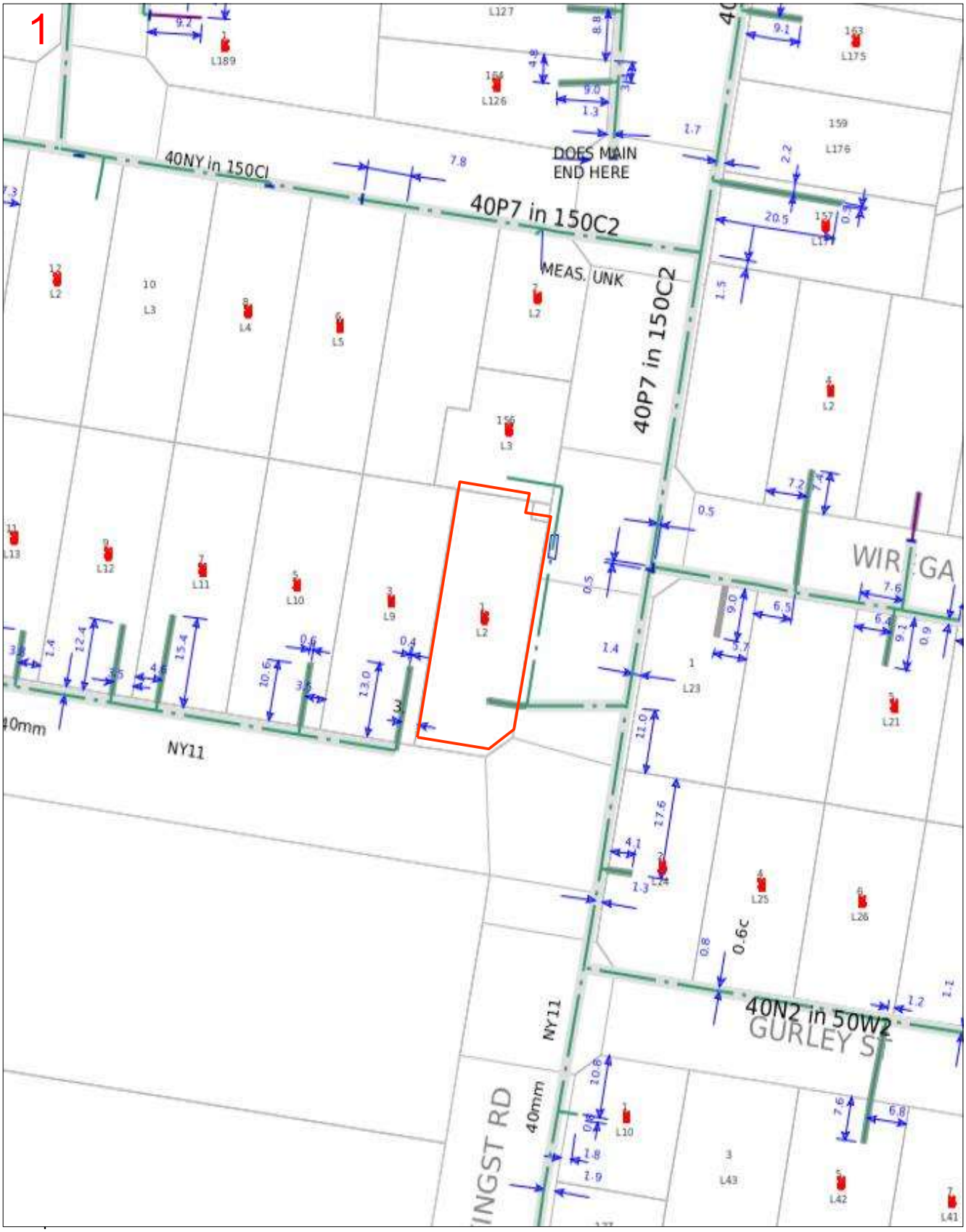
40P6 in 80C2 — High pressure, 40 mm polyethylene in an 80 mm cast iron casing

63S8 — Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour

Site Address:	1 Ferguson Rd Wavell Heights QLD 4012	**Sequence Number:**	271798624



Scale 1: 700

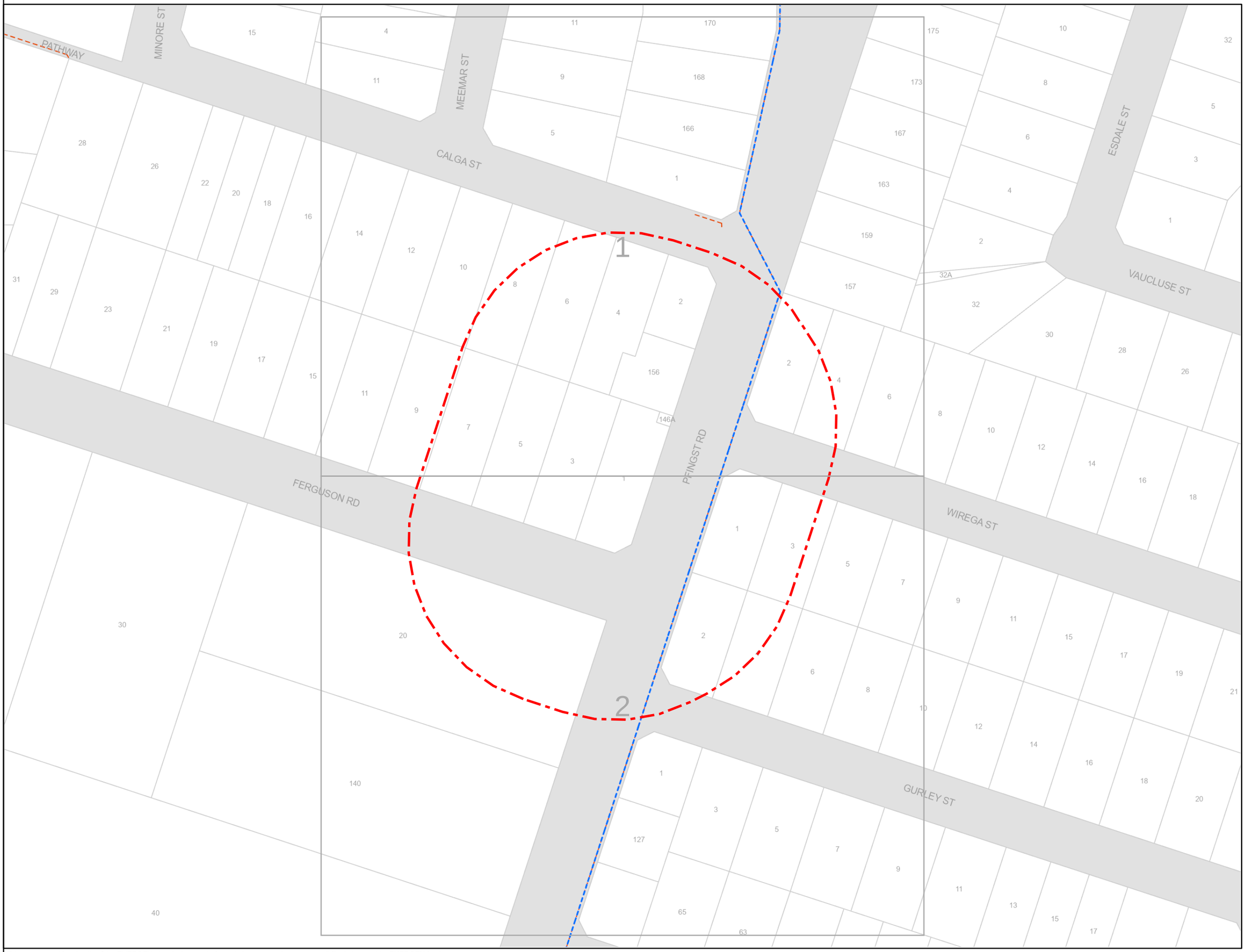
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

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

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 271798628
Date: 23/04/2026

Scale: 1:1025
Tile No: **OVERVIEW**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan

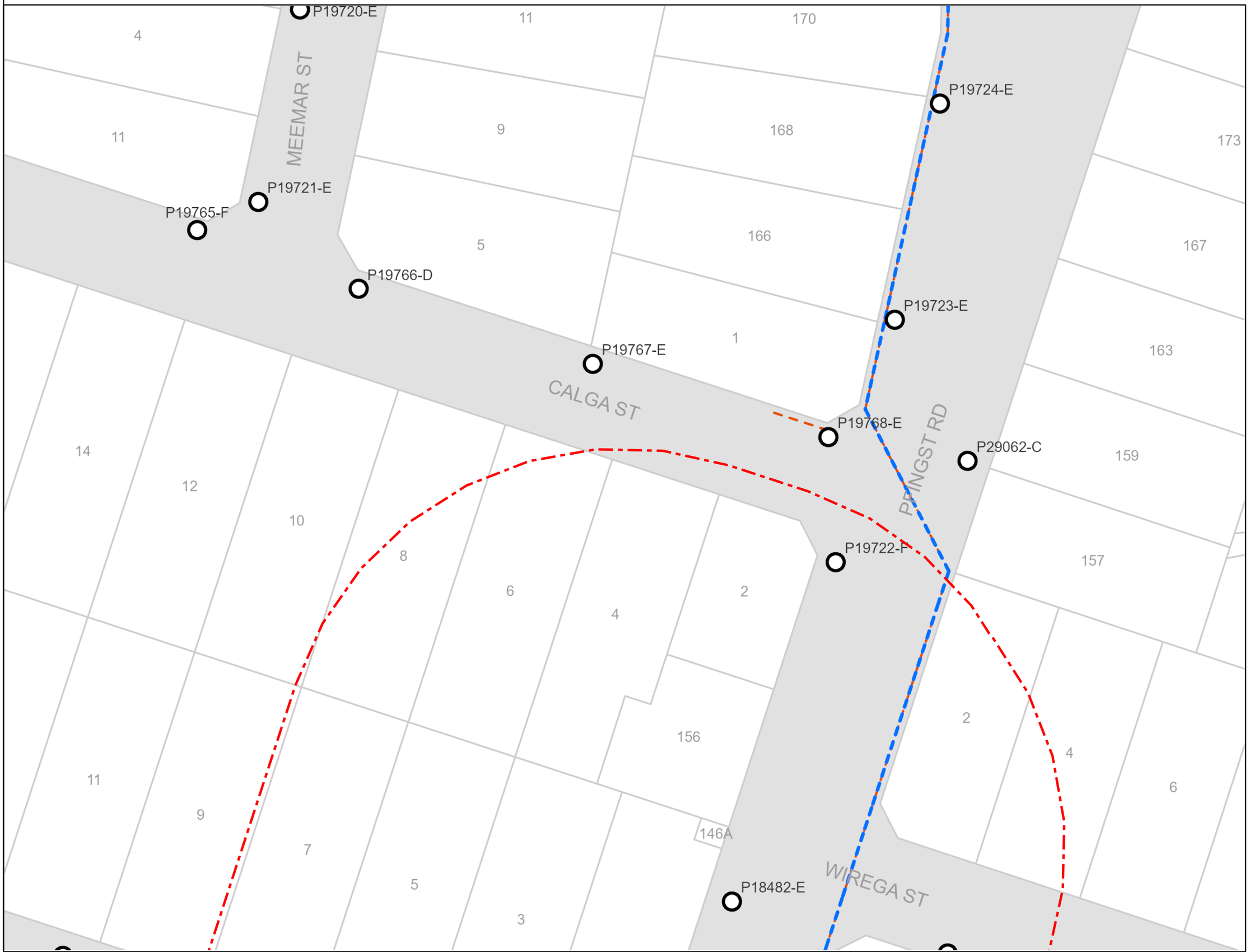
N
W E
S

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

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

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

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 271798628
Date: 23/04/2026

Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category “D” Plan

N
W E
S

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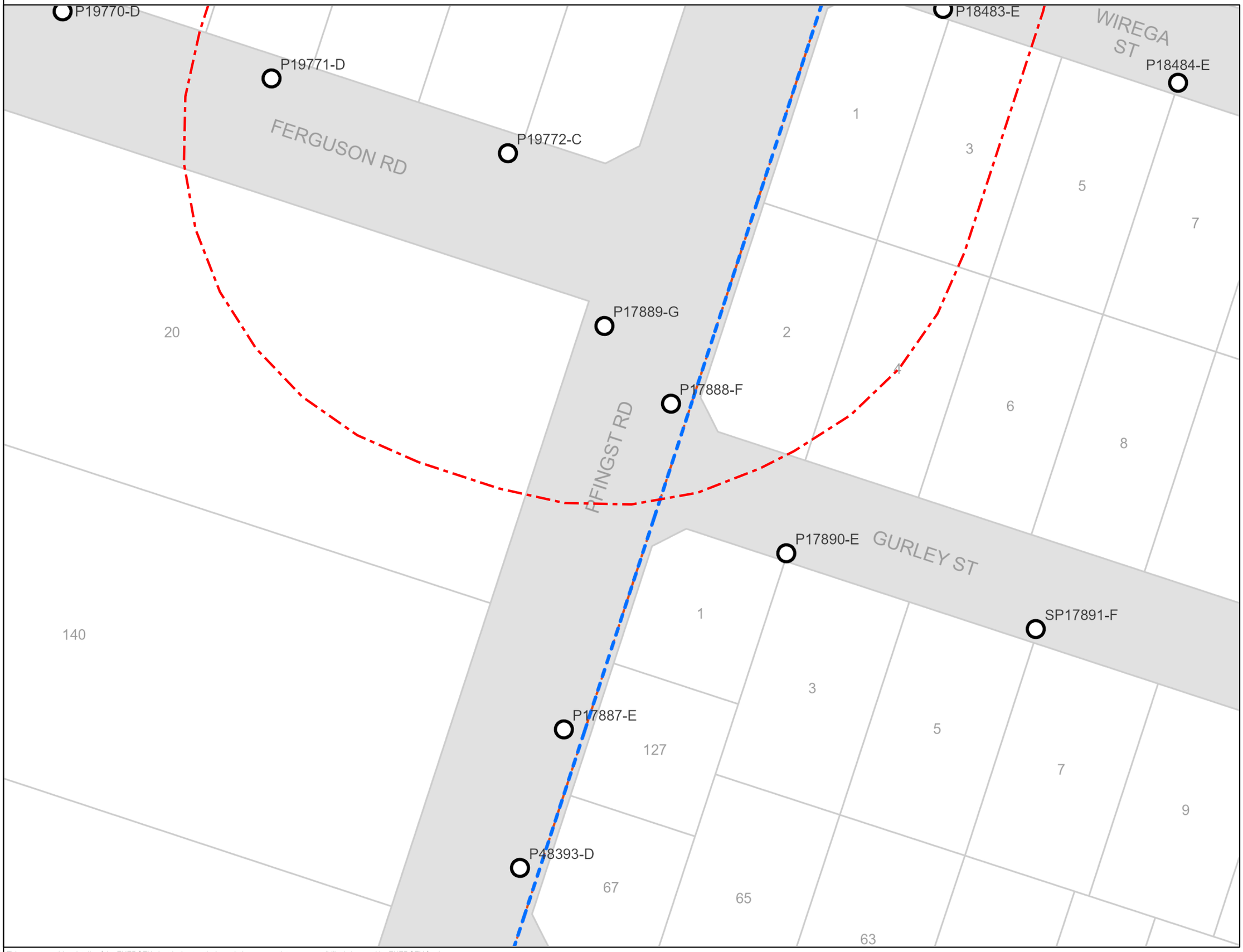
All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 271798628
Date: 23/04/2026

Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category “D” Plan

N
W E
S

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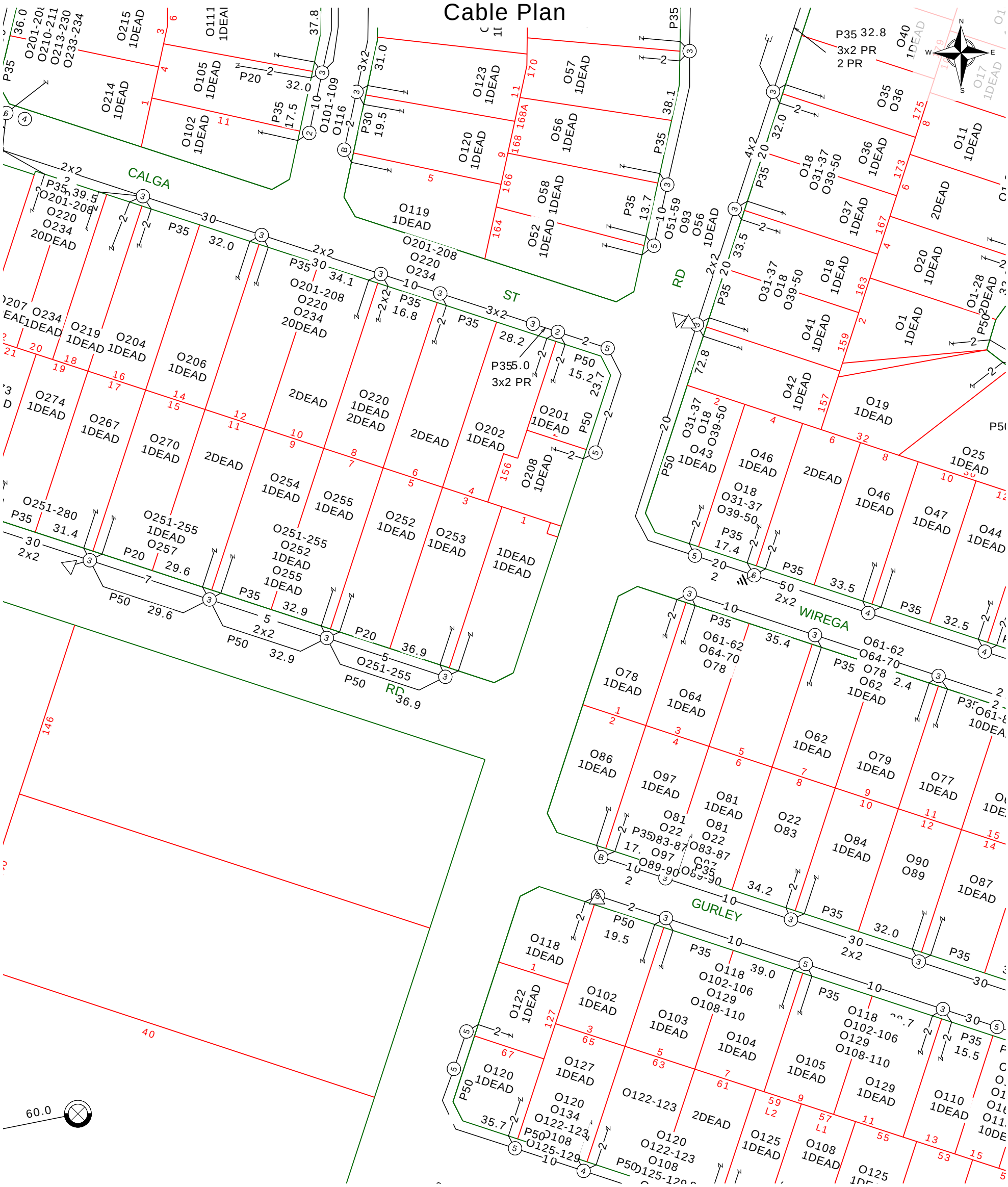
Cable Plan



Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 271798630
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
Generated On 23/04/2026 15:55:44	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan

Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-(
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 23/04/2026 15:55:45

Sequence Number: 271798630

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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