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APPLICATION REF

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Appendix C: Engineering Code Assessment

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DEVELOPMENT APPLICATION ENGINEERING CODES

PROPOSED RESIDENTIAL DEVELOPMENT

9 ASHMORE STREET, EVERTON PARK 4053 QLD AUSTRALIA

POLINATION DEVELOPMENTS ATF RAM FAMILY TRUST

LOCAL AUTHORITY: Brisbane City Council
REPORT NUMBER: 26-106 – CODES – V1
DATE PREPARED: December 2025
APPLICATION No: T.B.C.

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INFRASTRUCTURE DESIGN CODE

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO1	<p>Development provides roads, pavement, edging and landscaping which:</p> <ul style="list-style-type: none"> (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. 	AO1	<p>Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the</p>	<p>The development is currently located within an area where Council owned infrastructure is provided.</p> <p>Access roads to the development are existing.</p> <p>Any works required in the road reserve along the development frontage will be undertaken in accordance with Council's Infrastructure Design Planning Scheme Policy during the Operational Works phase.</p>
PO2	<p>Development provides road pavement surfaces which:</p> <ul style="list-style-type: none"> (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	<p>Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Any works required to the road reserve will be carried out in accordance with the standards in the Infrastructure Design Planning Scheme Policy.</p> <p>Any damages caused during the construction of the proposed development is to be rectified to Brisbane City Council specifications and standard drawings.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO3	<p>Development provides a pavement edge which is designed and constructed to:</p> <ul style="list-style-type: none"> (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. 	AO3	<p>Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>All works within the Ashmore Street frontage will be designed and constructed in accordance with Council's Infrastructure Design Planning Scheme Policy (IDPSP), including the applicable road corridor design and streetscape locality advice standards and relevant standard drawings.</p>
PO4	<p>Development provides verges which are designed and constructed to:</p> <ul style="list-style-type: none"> (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	<p>Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>All works along the Ashmore Street frontage will be designed and constructed in accordance with Council's Infrastructure Design Planning Scheme Policy (IDPSP), including the applicable road corridor design and streetscape locality advice standards and relevant standard drawings.</p>
PO5	<p>Development provides a lane or laneway identified in a neighbourhood plan which:</p> <ul style="list-style-type: none"> (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	<p>Development provides a lane or laneway identified in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Not Applicable to this development. No public laneways are proposed.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO6	<p>Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard:</p> <ul style="list-style-type: none"> (a) An effective, high-quality paved roadway; (b) An effective, high-quality roadway kerb 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. 	AO6	<p>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 the Infrastructure design planning scheme policy:</p> <ul style="list-style-type: none"> (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 	<p>The existing road fronting the site is fully formed consisting of an asphalt road pavement, kerb and channel and formed road verges.</p> <p>All works required for the proposed development will be carried out to Local Council guidelines and standards. Where public utility alterations may be required, appropriate contact will be made to the provider prior to commencement of works on site.</p>
PO7	<p>Development provides both cycle and walking routes which:</p> <ul style="list-style-type: none"> (a) Are located, designed and constructed to their network classification (where applicable); (b) Provide safe and attractive travel routes for 	AO7	<p>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.</p>	<p>Will comply.</p> <p>Appropriate consultants will be engaged to ensure pedestrian management is undertaken and maintained (permits and traffic management to be undertaken if deemed necessary).</p> <p>Any damage caused by the development will be rectified with Council's</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	<p>pedestrians and cyclists for commuter and recreational purposes;</p> <p>(c) Provide safe and comfortable access to properties for pedestrians and cyclists;</p> <p>(d) Incorporate water sensitive urban design into stormwater drainage;</p> <p>(e) Provide for utilities;</p> <p>(f) Provide for a high level of aesthetics and amenity, improved liveability and future growth;</p> <p>(g) Are a low-maintenance asset with a minimal whole-of-life cost;</p> <p>(h) Minimise the clearing of significant native vegetation.</p>			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 <u>Refuse planning scheme policy</u> .	<p>Will Comply.</p> <p>It is envisaged that refuse will be collected via council kerb side collection.</p>
		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.	<p>Will Comply.</p> <p>It is envisaged that refuse will be collected via council kerb side collection.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO9	<p>Development ensures that:</p> <p>(a) Land used for an urban purpose is serviced adequately with regard to water supply and waste disposal;</p> <p>(b) The water supply meets the stated standard of service for the intended use and fire-fighting purposes.</p>	AO9.1	<p>Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.</p>	<p>Will comply.</p> <p>The proposed development is an 'infill' development. All necessary infrastructure with regards to accessing sewer and water networks are all readily accessible. Concept services to be addressed during detailed design.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
		AO9.2	Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	<p><u>Water</u></p> <p>There is an existing Ø100 CI water main (RS17909) within the opposite verge of Ashmore Street.</p> <p>Connected to this main is an existing Ø20 water service (WS250111) currently servicing the development site.</p> <p>It is envisaged that this service will be removed/disused in accordance with the SEQ code.</p> <p>To service the proposed development, it is envisaged that a proposed DN40 PE water service will be installed via live tap connection to the existing main mentioned above.</p> <p>The proposed service will be connected to an appropriately sized water meter to be determined during the detailed design phase.</p> <p><u>Sewer</u></p> <p>There is an existing Ø150 UC sewer main (LS141248) within the verge of Ashmore Street.</p> <p>There is an existing Ø100 property connection (PC255490) connected to this above mentioned main currently service the development site.</p> <p>It is envisaged that this property connection will be reused to service the proposed development site subject to CCTV inspection.</p>
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	AO10.1	<p>Development provides public utilities and street lighting which are located and aligned to:</p> <p>(a) Avoid significant native vegetation and areas identified within the <u>Biodiversity areas overlay map</u>;</p> <p>(b) Minimise earthworks;</p>	<p>Will Comply.</p> <p>Public utility connections will be located to minimise impact on surrounding environment.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	adverse environmental impacts.		(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.	
		AO10.2	Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	There is existing street lighting within Ashmore Street. No new street lighting is proposed as a part of this development.
		AO10.3	Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the <u>Infrastructure design planning scheme policy</u> .	There is existing street lighting within Ashmore Street. No new street lighting is proposed as a part of this development.
PO11	Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11	Development provides land with the following services to the standards of the approved supplier: (a) Electricity; (b) Telecommunications services; (c) Gas service where practicable.	Electrical Engineer & Hydraulic Consultants will comply with relevant standards of practice. Electricity, Telecommunication and Gas utility services exist within Ashmore Street.
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	Not applicable. Proposed development is not a major public project.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
			(d) There is a clear gap in the bandwidth available to the area.	
PO13	<p>Development provides public art identified in a neighbourhood plan or park concept plan which:</p> <p>(a) Is provided commensurate with the status and scale of the proposed development;</p> <p>(b) Is sited and designed:</p> <p>(i) As an integrated part of the project design;</p> <p>(ii) As conceptually relevant to the context of the location;</p> <p>(iii) To reflect and respond to the cultural values of the community;</p> <p>(iv) To promote local character in a planned and informed manner.</p>	AO13	<p>Development provides public art identified in a neighbourhood plan or <u>park concept plan</u> which is sited and designed in compliance with the public art standards in the <u>Infrastructure design planning scheme policy</u>.</p>	Not Applicable to this development.
PO14	<p>Development provides signage of buildings and spaces which promote legibility to help users find their way.</p>	AO14	<p>Development provides public signage:</p> <p>(a) At public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments;</p> <p>(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.</p>	Not Applicable to this development.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
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 <u>Infrastructure design planning scheme policy</u> .	Not Applicable to this development.
PO16	Development provides public toilets which: <ul style="list-style-type: none"> (a) Are required as part of a community facility or park; (b) Are located, designed and constructed to be: <ul style="list-style-type: none"> (i) Safe; (ii) Durable; (iii) Resistant to vandalism; (iv) Able to service expected demand; (v) Fit for purpose. 	AO16	Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the <u>Infrastructure design planning scheme policy</u> .	Not Applicable. No public toilets are proposed.
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: <ul style="list-style-type: none"> (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. 	AO17	Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Not Applicable to this development.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO18	<p>Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> (i) Safety; (ii) An attractive appearance appropriate to the general surroundings; (iii) Functionality and easy maintenance; (iv) Minimal whole-of-life cost; (v) Longevity; (vi) Future widening; (vii) Current and future services; (viii) Minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns 	AO18	<p>Development that provides culverts is designed and constructed in compliance with the structures standards in the <u>Infrastructure design planning scheme policy</u>.</p>	Not Applicable.
PO19	<p>Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> (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. 	AO19	<p>Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the <u>Infrastructure design planning scheme policy</u>.</p>	Will Comply.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
If for development with a <u>gross floor area</u> greater than 1,000m2				
PO20	Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts.	AO20	<p>Development ensures that during construction:</p> <ul style="list-style-type: none"> (a) The ongoing use of adjoining and surrounding parks and public spaces, such 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. 	<p>Will comply.</p> <p>This is to be managed by the Contractor during Operational Works.</p>
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.	AO21.1	<p>Development ensures that demolition and construction:</p> <ul style="list-style-type: none"> (a) Only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; (b) Do not occur over periods greater than 12 months. 	<p>Will Comply.</p> <p>The appointed Builder/Contractor will provide a compliant Construction Management Plan to Council prior to receiving Operational Works Approval.</p>
		AO21.2	Development including construction and demolition does not release dust emissions beyond the boundary of the site.	<p>Will Comply.</p> <p>The appointed Builder/Contractor will provide a compliant Construction Management Plan to Council prior to receiving Operational Works Approval.</p> <p>Erosion and Sediment Control plans will be implemented to control of dust and air emissions during the earthwork's operations period and until such time as the site is rehabilitated.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
		AO21.3	Development construction and demolition does not involve asbestos-containing materials.	Will Comply. Any materials containing asbestos will be professionally removed and disposed of as part of the Work Health and Safety act.
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 .	AO22	Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	Will Comply. Contractor to ensure Council vibration criteria is met throughout all stages of construction.
<p>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.</p>				
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. <i>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.</i>	Will Comply. During Detailed Design a Hydraulic Consultant will ensure that appropriate fire services will be installed as part of the development.
		AO23.2	Fire hydrants are identified by: (a) raised reflectorised pavement markers (RRPM) on sealed roads; marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	Will Comply. If additional Fire Hydrants are required as part of the development, they will be installed to current Urban Utilities standards and guidelines.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
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.	Not Applicable.
<p>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.</p>				
PO25	Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	AO25	No acceptable outcome is prescribed.	Not applicable to this development.
<p>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.</p>				
PO26	Development is sited and designed to: <ul style="list-style-type: none"> (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.	Not applicable to this development.

FILLING & EXCAVATION CODE

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO1	Development for <u>filling or excavation</u> minimises visual impacts from retaining walls and earthworks.	AO1	<p>Development ensures that the total height of any cut and fill, whether or not retained, does not exceed:</p> <p>(a) 2.5m in a zone in the Industry zones category;</p> <p>(b) 1m in all other zones, or if adjoining a sensitive zone.</p>	<p>Performance Outcome.</p> <p>Localised cut at the rear of TH3, TH4 and TH5 will exceed 1.0 m.</p> <p>However, this excavation is necessary to set the buildings into the natural slope, which reduces the visible built form and avoids elevated retaining structures.</p> <p>As shown on the architectural section on drawing DA-300-01 within Appendix A, the lower levels are recessed into the ground, resulting in minimal visual impact when viewed from adjoining properties.</p> <p>All other areas of cut and fill across the site are minor and not expected to exceed 1.0 m.</p> <p>The proposal therefore complies with PO1 as the earthworks minimise visual impacts through integration of the buildings with the existing terrain.</p>
PO2	<p>Development of a retaining wall proposed as a result of <u>filling or excavation</u>:</p> <p>(a) Is designed and constructed to be fit for purpose;</p> <p>(b) Does not impact adversely on significant vegetation;</p> <p>(c) Is capable of easy maintenance.</p>	AO2.1	<p>Development of a retaining structure, including footings, surface drainage and subsoil drainage:</p> <p>(a) Is wholly contained within the site;</p> <p>(b) If the total height to be retained is greater than 1m, then:</p> <p>(i) The retaining wall at the property boundary is no greater than 1m above the ground level;</p> <p>(ii) All further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit;</p> <p>(iii) The distance between each successive retaining wall (back</p>	Will Comply.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
			of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	
		AO2.2	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 <u>Infrastructure design planning scheme policy</u> and certified by a <u>Registered Professional Engineer Queensland</u> .	Will comply. All walls over 1m in retained height will be designed by a RPEQ Geotechnical/Structural Engineer.
		AO2.3	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.	Will comply.
		AO2.4	Development for filling only uses clean fill that does not include any construction rubble or debris.	Will Comply
PO3	Development ensures that a rock anchor is designed and constructed to be fit for purpose.	AO3	Development ensures that a rock anchor: (a) Is constructed in accordance with the standards in the <u>Infrastructure design planning scheme policy</u> ; (b) Where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	Will Comply. If Rock Anchors are required they are to be designed by Geotechnical/Structural Engineer.
PO4	Development protects all services and public utilities.	AO4	Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	Will Comply.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO5	Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	AO5	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.	Will Comply.
PO6	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.	AO6	No acceptable outcome is prescribed.	Not Applicable. No open drainage work is proposed for the development.
PO7	Development for <u>filling or excavation</u> : (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.	AO7.1	Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the <u>Infrastructure design planning scheme policy</u> .	Will Comply. Appropriate erosion and sediment control measures will be implemented prior to undertaking filling and excavation on site. These measures will be detailed during the Operational Works phase.
		AO7.2	Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	Will Comply. An acceptable solution will be achieved through implementation of an Erosion and Sediment Control Program that requires the establishment and maintenance of controls in accordance with Council's guidelines.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO8	Development for <u>filling or excavation</u> is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised.	AO8.1	Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	<p>Will Comply.</p> <p>The appointed Builder/Contractor will provide a compliant Construction Management Plan to Council prior to receiving Operational Works Approval.</p> <p>Erosion and Sediment Control plans will be implemented to control of dust and air emissions during the earthwork's operations period and until such time as the site is rehabilitated.</p>
		AO8.2	Development for <u>filling or excavation</u> activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	<p>Will Comply.</p> <p>Contractor to comply with the standard work hours as set by Brisbane City Council. Any works required outside these hours will require additional permits or written approval from Council.</p>
PO9	Development ensures that vibration generated by the <u>filling or excavation</u> operation does not exceed the vibration criteria in <u>Table 9.4.3.3.D</u> , <u>Table 9.4.3.3.E</u> , <u>Table 9.4.3.3.F</u> and <u>Table 9.4.3.3.G</u> .	AO9	Development involving <u>filling or excavation</u> does not cause a ground-borne vibration beyond the boundary of the site.	Will Comply.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO10	Development ensures that heavy trucks hauling material to and from the site do not affect the <u>amenity</u> 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.	Will Comply.
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 <u>Environmental Management Register</u> or the <u>Contaminated Land Register</u> ; (b) Filling with material containing a contaminant.	The site is not listed on the EMR or CLR.
PO12	Development provides for: (a) Landscaping for water conservation purposes; (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	AO12.1	Development provides landscaping which is designed using the standards in the <u>Landscape design guidelines for water conservation planning scheme policy</u> .	Will Comply. Water Sensitive Urban Design will be incorporated where possible to enhance the environmental values of the development.
		AO12.2	Development ensures that the design and requirements for irrigation are in compliance with the standards in the <u>Landscape design guidelines for water conservation planning scheme policy</u> .	Will Comply. Water Sensitive Urban Design will be incorporated where possible to enhance the environmental values of the development.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	any adverse impacts of stormwater minimised.	AO12.3	Development provides areas of pavement, turf and mulched garden beds which are drained.	<p>Will comply.</p> <p>All internal drainage will be detailed during the Operational Works Design phase of the development by the hydraulic consultant.</p>
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.	Not Applicable to this development.

STORMWATER CODE COMPLIANCE

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
Section A—If for a material change of use, reconfiguring a lot, operational work or building work				
PO1	<p>Development provides a stormwater management system which achieves the integrated management of stormwater to:</p> <ul style="list-style-type: none"> (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. 	AO1	<p>Development provides a stormwater management system designed in compliance with the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>The stormwater management system will be designed and constructed in accordance with the Infrastructure design planning scheme policy.</p> <p>All stormwater runoff will be directed to the Ashmore Street kerb and channel.</p>
PO2	<p>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.</p>	AO2.1	<p>Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.</p>	<p>Will comply.</p> <p>The development will not affect flooding or drainage of surrounding properties.</p> <p>The proposal will comply with the Infrastructure design planning scheme policy.</p>
		AO2.2	<p>Development provides a stormwater management system which is designed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u>.</p>	<p>Will Comply.</p> <p>The stormwater management system will be designed and constructed in accordance with the Infrastructure design planning scheme policy.</p> <p>All stormwater runoff will be directed to the Ashmore Street kerb and channel.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO3	Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.1	Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, and park or waterway corridor.	Will Comply.
		AO3.2	Development provides a stormwater management system which is designed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply. The stormwater management system will be designed and constructed in accordance with the Infrastructure design planning scheme policy. All stormwater runoff will be directed to the Ashmore Street kerb and channel.
		AO3.3	Development obtains a lawful point of discharge in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply. The stormwater management system will be designed and constructed in accordance with the Infrastructure design planning scheme policy. All stormwater runoff will be directed to the Ashmore Street kerb and channel, which is the lawful point of discharge for the development site.
		AO3.4	Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	Will Comply.
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 <u>Infrastructure design planning scheme policy</u> .	Will Comply. The stormwater management system will be designed and constructed in accordance with the Infrastructure design planning scheme policy. All stormwater runoff will be directed to the Ashmore Street kerb and channel.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
		AO4.2	Development provides sufficient area to convey run-off which will comply with the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply.
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.	Not Applicable.
PO6	Development ensures that location and design of stormwater detention and water quality treatment: (a) Minimises risk to people and property; (b) Provides for safe access and maintenance; (c) Minimises ecological impacts to creeks and waterways.	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.	Not Applicable.
		AO6.2	Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	Not Applicable.
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 <u>defined flood event</u> .	AO7.1	Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in <u>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</u> .	Not Applicable. The development site is not affected by flooding from any sources.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
		A07.2	Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the <u>Infrastructure design planning scheme policy</u> .	<p>Will Comply.</p> <p>The development will comply to the standards in the Infrastructure Design Planning Scheme Policy.</p>
PO8	Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	A08.1	Development ensures natural waterway corridors and drainage paths are retained.	<p>Not Applicable.</p> <p>No natural waterway corridors or drainage paths are affected by the Development.</p>
		A08.2	Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour.	<p>Not Applicable.</p> <p>No natural waterway corridors or drainage paths are affected by the Development.</p>
		A08.3	Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	<p>Not Applicable.</p> <p>No outlets to waterways, creeks, wetlands or overland flow paths are proposed.</p>
		A08.4	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 <u>Infrastructure design planning scheme policy</u> .	<p>Not Applicable.</p> <p>No modifications of existing channels, creeks or major drains are proposed.</p>
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.	A09	No acceptable outcome is prescribed.	Will Comply.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO10	Development ensures that there is sufficient site area to accommodate an effective stormwater management system.	AO10	No acceptable outcome is prescribed.	Will Comply.
PO11	Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: <ul style="list-style-type: none"> (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; (c) Implication for adjacent and down-slope development. 	AO11.1	Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	Will Comply. A minor upstream catchment has been identified from the adjoining rear property (CP on BUP10821). Appropriate upstream stormwater connections will be provided to ensure this external runoff is safely conveyed through the site to the lawful point of discharge. All works will be designed in accordance with Council's infrastructure planning policies and relevant standards.
		AO11.2	Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the <u>Priority infrastructure plan</u> and the standards in the <u>Infrastructure design planning scheme policy</u> .	Will Comply.
PO12	Development provides stormwater infrastructure which: <ul style="list-style-type: none"> (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; 	AO12.1	The stormwater management system is designed in compliance with the <u>Infrastructure design planning scheme policy</u> .	Will Comply.
		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.	Will Comply.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	(c) Ensures no structural damage to existing stormwater infrastructure.			
PO13	<p>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:</p> <p>(a) The environmental values and water quality objectives of waters;</p> <p>(b) Waterway hydrology;</p> <p>(c) The maintenance and serviceability of stormwater infrastructure.</p>	AO13	No acceptable outcome is prescribed.	<p>Will Comply.</p> <p>The Builder / Contractor to comply with the Construction Management Plan and Erosion and Sediment Control Plan during construction.</p>
PO14	<p>Development ensures that:</p> <p>(a) Unnecessary disturbance to soil, waterways or drainage channels is avoided;</p> <p>(b) All soil surfaces remain effectively stabilised against erosion in the short and long term.</p>	AO14	No acceptable outcome is prescribed.	<p>Will Comply.</p> <p>The Builder / Contractor to comply with the Construction Management Plan and comply with the code compliance during implementation.</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
PO15	<p>Development does not increase:</p> <p>(a) The concentration of total suspended solids or other contaminants in stormwater flows during site construction;</p> <p>(b) Run-off which causes erosion either on site or off site.</p>	AO15	No acceptable outcome is prescribed.	<p>Will Comply.</p> <p>Appropriate Erosion and Sediment Control (E&SC) measures will be established and maintained by the Contractor for the duration of the works.</p> <p>Detailed E&SC drawings will be prepared prior to the commencement of any earthworks and, if required, will be submitted to Council for review and approval.</p>
<p>Section B—Additional criteria which apply to high-risk development, being one or more of the following:</p> <p>(a) A material change of use for an urban purpose which involves greater than 2,500m² of land that:</p> <p>(i) Will result in an impervious area greater than 25% of the net developable area; or</p> <p>(ii) Will result in 6 or more dwellings.</p> <p>(b) Reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots;</p> <p>(c) Operational work for an urban purpose which involves disturbing greater than 2,500m² of land.</p>				
PO16	Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values.	AO16	Development provides a stormwater management system which is designed in compliance with the standards in the <u>Infrastructure design planning scheme policy</u> .	<p>Not Applicable.</p> <p>The development site is smaller than 2500m².</p>
PO17	<p>Development ensures that:</p> <p>(a) The discharge of wastewater to a waterway or external to the site is avoided; or</p> <p>(b) If the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment.</p>	AO17	No acceptable outcome is prescribed.	<p>Not Applicable.</p> <p>The development site is smaller than 2500m².</p>

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot				
PO18	<p>(c) Development protects stormwater infrastructure to ensure the following are not compromised:</p> <p>(d) the long term infrastructure for the stormwater network in the Long term infrastructure plans;</p> <p>(e) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan;</p> <p>(f) the provision of long term, existing and planned infrastructure for the stormwater network which:</p> <p>(i) is required to service the development or an existing and future urban development in the planning scheme area; or</p> <p>(ii) is in the interests of rational development or the efficient and</p>	AO18	<p>Development protects stormwater infrastructure in compliance with the following:</p> <p>(a) for long term infrastructure for the stormwater network, the Long term infrastructure plans;</p> <p>(b) for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan;</p> <p>(c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.</p>	Will Comply.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	orderly planning of the general area in which the site is situated.			
PO19	<p>Development provides for the payment of extra trunk infrastructure costs for the following:</p> <p>(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</p> <p>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <p>(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</p> <p>(ii) long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development;</p>	AO19	No acceptable outcome is prescribed.	No Trunk Infrastructure works is proposed as part of this development.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMPLIANCE ASSESSMENT
	(iii) other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development.			

Appendix A – ARCHITECTURAL PLANS

RPD
LOT 52 on RP72156

Parish of BUNYA	
County of STANLEY	
SITE AREA = 917 sqm	
SITE COVER	= 434.2 sqm (47.3%)
DEEP PLANTING	= 104.5 sqm (11.4%)
PRIVATE OPEN SPACE	= 192 sqm (20%)
CARPARKING	
RESIDENT	= 10
VISITOR	= 02
TOTAL	= 12

NO	DESCRIPTION	DATE	BY
0	PRELIMINARY DA SUBMISSION	16/09/2025	RM
A	DA SUBMISSION	26/09/2025	RM
B	DA SUBMISSION	21/10/2025	RM



Project
proposed TOWNHOUSES

at
**9 ASHMORE ST
EVERTON PARK**

for
M. POLINO

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT

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 EMAIL architect@patrickgroup.com.au

**D.A. SUBMISSION
COVER SHEET**

Date	MAY '25		
Scale	@A1		
Drawn	RM		
Job No.	2512	Dwg. No.	DA-000-01
Issue	B		

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①	PRELIMINARY DA SUBMISSION	RM	16/09/2025
A	DA SUBMISSION	RM	26/09/2025

Project
proposed TOWNHOUSES
 at
**9 ASHMORE ST
 EVERTON PARK**
 for
M. POLINO

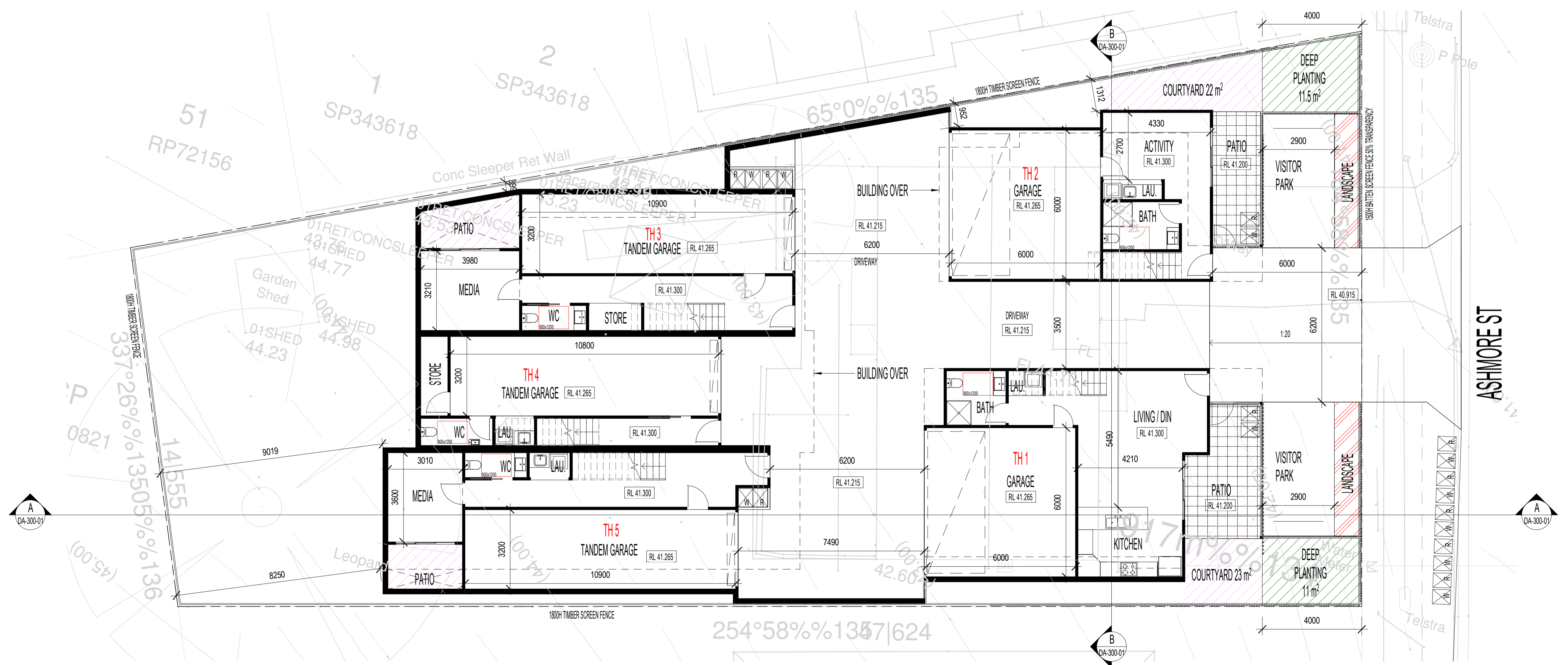
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ANGELO PATRICK ARCHITECT
 Drawing Title
**D.A. SUBMISSION
 SITE MAP**

Date	MAY '25				
Scale	1:250 @A1				
Drawn	RM				
Job No.	2512	Dwg. No.	DA-100-01	Issue	A

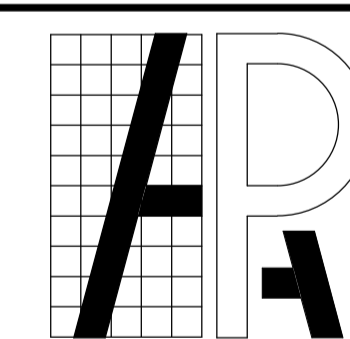
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A	DA SUBMISSION	RM	26/09/2025

proposed
TOWNHOUSES
at
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Drawing Title
**D.A. SUBMISSION
FLOOR PLAN - GROUND**

Date	MAY '25
Scale	1 : 100 @A1
Drawn	RM
Job No.	2512
Dwg. No.	DA-200-01
Issue	A

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DA - GROUND LEVEL
1:100

©	PRELIMINARY DA SUBMISSION	RM	16/09/2025
A	DA SUBMISSION	RM	26/09/2025
B	DA SUBMISSION	RM	21/10/2025

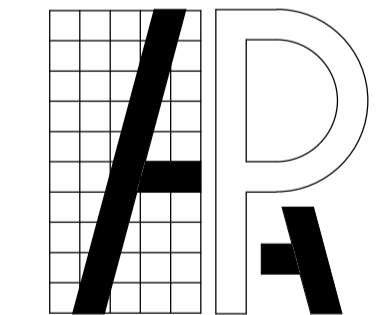
Project

proposed
TOWNHOUSES

at
9 ASHMORE ST
EVERTON PARK

for
M. POLINO

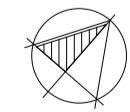
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Drawing Title

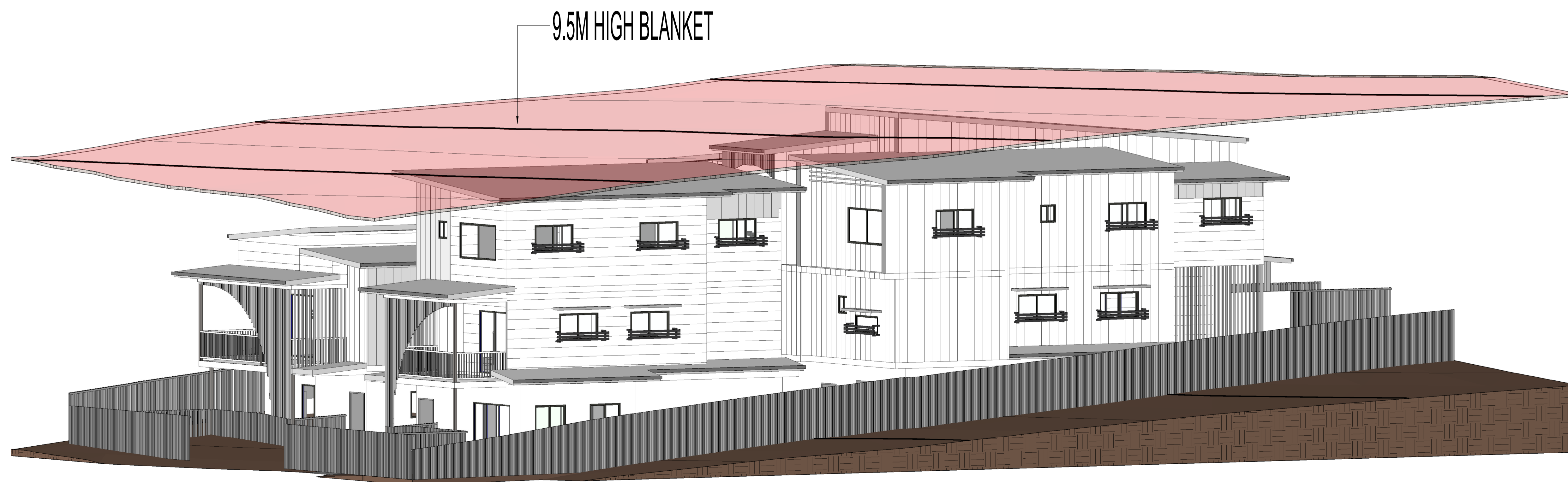
D.A. SUBMISSION
FLOOR PLAN - LEVEL 2

Date	MAY '25				
Scale	1 : 100 @A1				
Drawn	RM				
Job No.	2512	Dwg. No.	DA-200-03	Issue	B

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DA - LEVEL 2
1:100



9.5M HIGH BLANKET

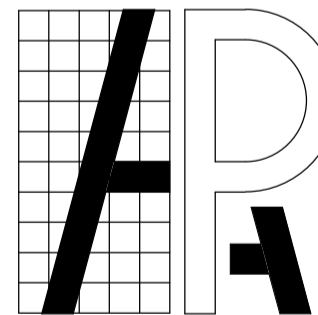
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A	DA SUBMISSION	RM	26/09/2025
B	DA SUBMISSION	RM	21/10/2025

Project
proposed
TOWNHOUSES

at
**9 ASHMORE ST
EVERTON PARK**

for
M. POLINO

CERIGO INVESTMENTS PTY LTD TRADING AS ANGELO PATRICK ARCHITECT



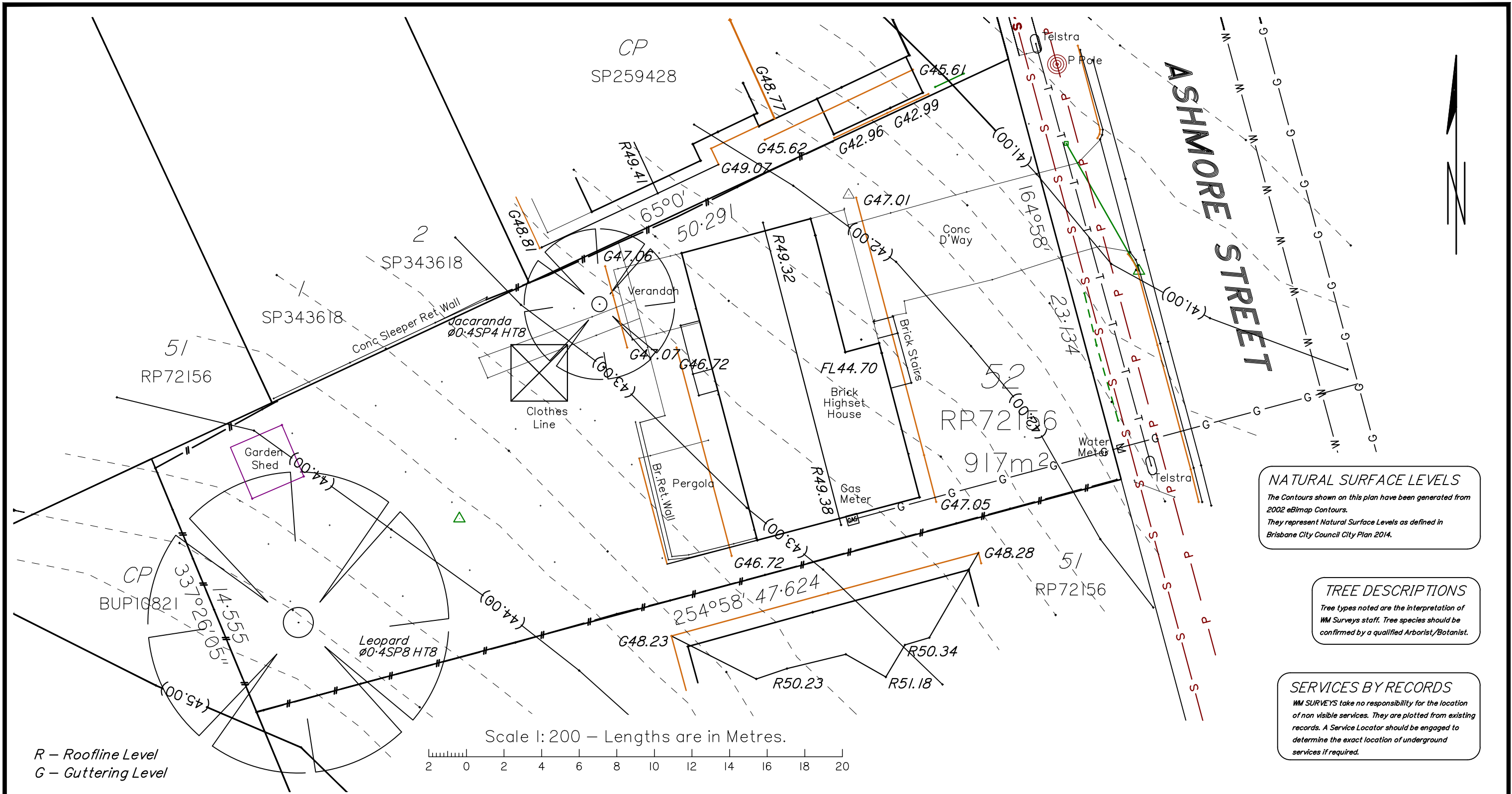
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Drawing Title
**D.A. SUBMISSION
9.5M HIGH BLANKET**

Date	MAY '25
Scale	@A1
Drawn	RM
Job No.	2512
Dwg. No.	DA-500-01
Issue	B

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Appendix B – DETAILED SURVEY



NATURAL SURFACE LEVELS
 The Contours shown on this plan have been generated from 2002 eBimap Contours. They represent Natural Surface Levels as defined in Brisbane City Council City Plan 2014.

TREE DESCRIPTIONS
 Tree types noted are the interpretation of WM Surveys staff. Tree species should be confirmed by a qualified Arborist/Botanist.

SERVICES BY RECORDS
 WM SURVEYS take no responsibility for the location of non visible services. They are plotted from existing records. A Service Locator should be engaged to determine the exact location of underground services if required.

Scale 1: 200 – Lengths are in Metres.

R – Roofline Level
 G – Guttering Level

ALL SERVICES ARE BY RECORDS ONLY.

— P — P —	POWER
— T — T —	U/G TELSTRA
— G — G —	U/G GAS
— S — S —	U/G SEWERAGE
— W — W —	U/G WATERMAIN
— SW — SW —	U/G STORMWATER

ISSUE:	DESCRIPTION	DATE	SIGNED
A	ORIGINAL ISSUE	4/8/25	WM

NOTE:
 This plan has been prepared from a combination of field survey and existing records for the purpose of designing new constructions on the property, and should not be used for any other purpose. The property boundaries have not been marked at the time of survey and have been determined from a combination of field and plan measurements. Further survey work may need to be undertaken to determine the exact boundary position. All visible services and features have been located by field measurements. If unable to have been located, services have been plotted by records and noted accordingly. Prior to any construction or to determine exact location, the relevant Authority should be contacted for detailed locations. This note forms an integral part of this plan.

NATURAL SURFACE SURVEY

Description
**LAND at 9 ASHMORE STREET
 EVERTON PARK**
 LOT 52 on RP72156
 Brisbane City Council

Datum
 Datum for Levels AHD
 Levelled from QUU Sewer M/H#139710.....SL40.413m AHD

WM SURVEYS PTY LTD

P.O.Box 7220
 Brendle QLD. 4500
 warwick@wmsurveys.com.au
 Ph 0419 685 538 Fax 07 3882 5168
 ACN 133 397 065 ABN 91 133 397 065

FILE REF	3430DT-A.DWG	ISSUE:	A
Date	4/08/2025	Ref.	3430NS
Scale in Metres	1: 200 at A3		

Appendix C – BCC INTERACTIVE MAPPING

Community Maps



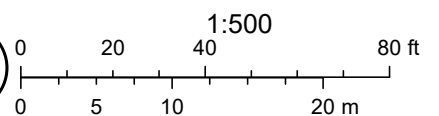
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Contours — 2002

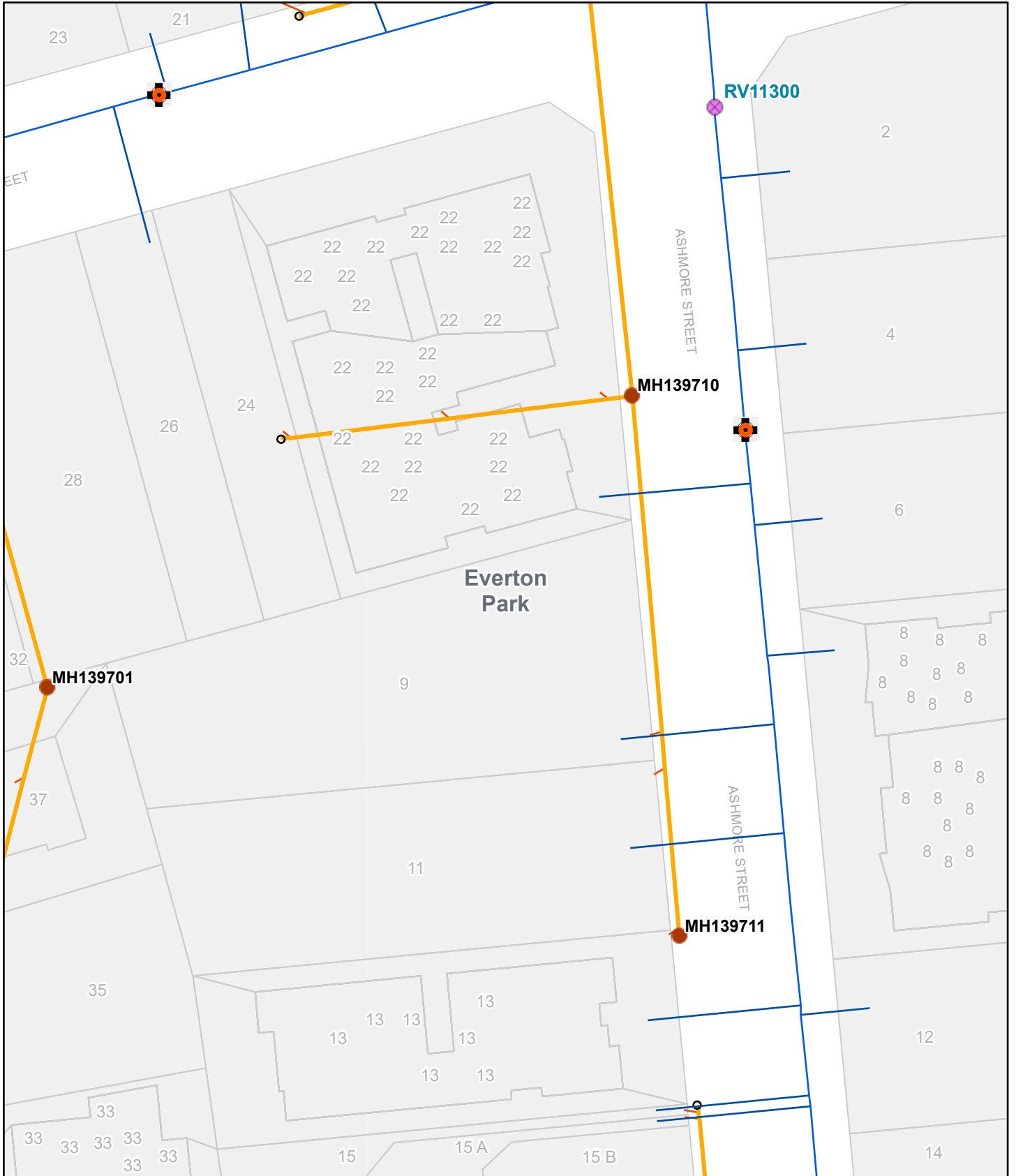
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- - - Supplementary - 0.5m Contour
- Gully

Pipe

- GULLY CONNECT
- ROOF WATER
- Property Parcel

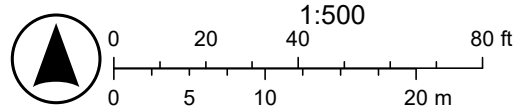


9 Ashmore - Water & Sewer



03/12/2025, 08:43:59

- | | | |
|---------------------|----------------|--------------------|
| Water System Valve | Water Service | Sewer Gravity Main |
| GATE | SERVICE | RETICULATION MAIN |
| Water Hydrant | Sewer Manholes | Sewer Service |
| INGROUND HYDRANT | MANHOLE | SERVICE |
| Water Pressure Main | Sewer Fitting | Property Parcel |
| Reticulation Main | END CAP | |






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Please refer to CityPlan.Brisbane.qld.gov.au for full terms and conditions.

City Plan 2014 — Zoning overlay

	Refer to Part 10 of the planning scheme
	LDR Low density residential
	CR1 Character residential (Character)
	CR2 Character residential (Infill housing)
	LMR1 Low-medium density residential (2 storey mix)
	LMR2 Low-medium density residential (2 or 3 storey mix)
	LMR3 Low-medium density residential (Up to 3 storeys)
	MDR Medium density residential
	HDR1 High density residential (Up to 8 storeys)
	HDR2 High density residential (Up to 15 storeys)
	TA Tourist accommodation
	NC Neighbourhood centre
	DC1 District centre (District)
	DC2 District centre (Corridor)
	MC Major centre
	PC1 Principal centre (City centre)
	PC2 Principal centre (Regional centre)
	LII Low impact industry
	IN1 General industry A
	IN2 General industry B
	IN3 General industry C
	SI Special industry
	II Industry investigation
	SR Sport and recreation
	SR1 Sport and recreation (Local)
	SR2 Sport and recreation (District)
	SR3 Sport and recreation (Metropolitan)
	OS Open space
	OS1 Open space (Local)
	OS2 Open space (District)
	OS3 Open space (Metropolitan)
	EM Environmental management
	CN Conservation
	CN1 Conservation (Local)
	CN2 Conservation (District)
	CN3 Conservation (Metropolitan)
	EC Emerging community
	EI Extractive industry
	MU1 Mixed use (Inner city)

-  MU2 Mixed use (Centre frame)
-  MU3 Mixed use (Corridor)
-  RU Rural
-  RR Rural residential
-  T Township
-  CF1 Community facilities Major health care
-  CF2 Community facilities Major sports venue
-  CF3 Community facilities Cemetery
-  CF4 Community facilities Community purposes
-  CF5 Community facilities Education purposes
-  CF6 Community facilities Emergency services
-  CF7 Community facilities Health care purposes
-  SC1 Specialised centre (Major education and research facility)
-  SC2 Specialised centre (Entertainment and conference centre)
-  SC3 Specialised centre (Brisbane Markets)
-  SC4 Specialised centre (Large format retail)
-  SC5 Specialised centre (Mixed industry and business)
-  SC6 Specialised centre (Marina)
-  SP1 Special purpose (Defence)
-  SP2 Special purpose (Detention facility)
-  SP3 Special purpose (Transport infrastructure)
-  SP4 Special purpose (Utility services)
-  SP5 Special purpose (Airport)
-  SP6 Special purpose (Port)

Local Government Authorities

-  LGA boundary

Property boundaries holding

-  Property Holding

Appendix E - EROSION HAZARD ASSESSMENT
FORM



Erosion Hazard Assessment - June 2014

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 site:

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 <http://www.waterbydesign.com.au/factsheets>

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)

T.B.C.

Site address

9 Ashmore Street

Everton Park, QLD

Australia

Postcode 4053

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*

Jack Baillie

Certifier's signature

Date

03 / 12 / 2025

Table 1: Low Risk Test

		Yes	No
1.1	is the area of land disturbance > 1000 m ²	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.2	does any land disturbance occur in a BCC mapped waterway corridor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 5%	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.4	does any land disturbance occur below 5 m AHD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.5	does development involve endorsement of a staging plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.6	is there an upstream catchment passing through the site > 1 hectare	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Have you answered 'yes' to any of the questions in Table 1?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If 'Yes' then proceed to Table 2

If 'No' then site is low risk with respect to erosion and sediment control

Table 2: Medium Risk Test

		Yes	No
2.1	is the area of land disturbance > 1 hectare	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If 'Yes' then proceed to Table 3

If 'No' then site is medium risk with respect to erosion and sediment control

Table 3: High Risk Test

3.1	is there an upstream catchment passing through the site > 1 hectare	<input type="checkbox"/>	<input type="checkbox"/>
3.2	does any land disturbance occurs in a BCC mapped waterway corridor	<input type="checkbox"/>	<input type="checkbox"/>
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%	<input type="checkbox"/>	<input type="checkbox"/>

Have you answered 'yes' to any of the questions in Table 3?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

If 'Yes' then site is high risk with respect to erosion and sediment control

If 'No' then site is medium risk with respect to erosion and sediment control

Appendix F - FLOODWISE PROPERTY REPORT

FloodWise Property Report

9 ASHMORE ST, EVERTON PARK 4053
Lot 52 on RP72156



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](#).



Brisbane City Council | Includes material © The State of Queensland, all rights reserved, 2019. | © Brisbane City C... Powered by Esri

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 or 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 including 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 include:

- **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 G – DIAL BEFORE YOU DIG (DBYD)

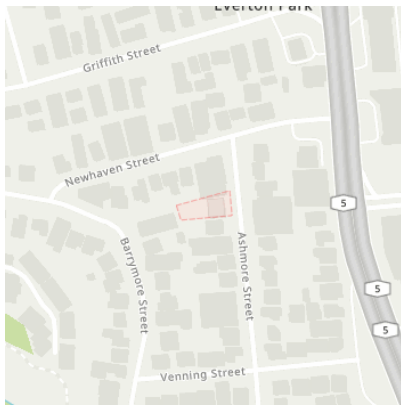
Contact Details

Contact Raquel Dos Santos	Contact number 1300 598 544	Company Naxos Engineers Pty Ltd	Enquirer ID 3576762
Email raquel@naxosengineers.com.au		Address PO Box 224 Spring Hill QLD 4004	

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date 17/11/2025	Start date 17/11/2025	End date 23/03/2026	On behalf of Other Naxos Engineers Pty Ltd	Job purpose Design	Locations Both Road, Nature Strip, Footpath	Onsite activities Planning & Design
-----------------------------------	---------------------------------	-------------------------------	---	------------------------------	--	---



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference 26-106 - ASHMORE (9)	Address 9 Ashmore St Everton Park QLD 4053	Notes/description -
---	---	-------------------------------

Your Responsibility and Duty of Care

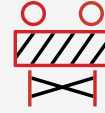
- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you **MUST** advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
264329890	APA Group Gas Networks (70710)	1800 085 628	NOTIFIED
264329887	Brisbane City Council	(07) 3403 8888	NOTIFIED
264329889	Energex QLD	13 12 53	NOTIFIED
264329886	NBN Co Qld	1800 687 626	NOTIFIED
264329888	Queensland Urban Utilities	13 26 57	NOTIFIED
264329891	Telstra QLD South East	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

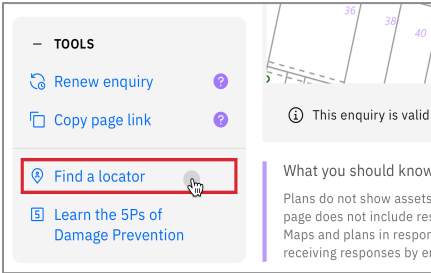
Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit: blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session




BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

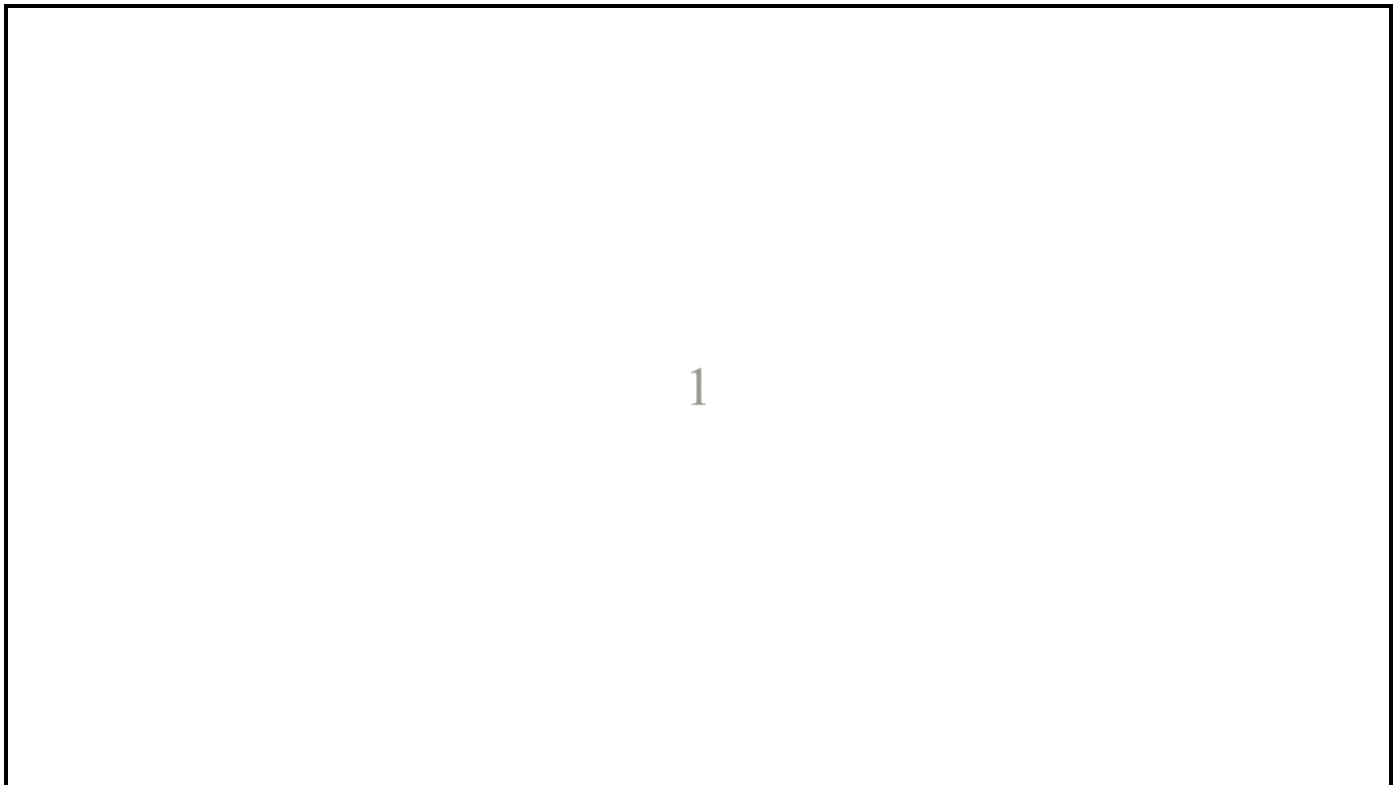
To book a session, visit: byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

To: Raquel Dos Santos
Phone: Not Supplied
Fax: Not Supplied
Email: raquel@naxosengineers.com.au

Dial before you dig Job #:	51715873	
Sequence #	264329886	
Issue Date:	17/11/2025	
Location:	9 Ashmore St , Everton Park , QLD , 4053	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

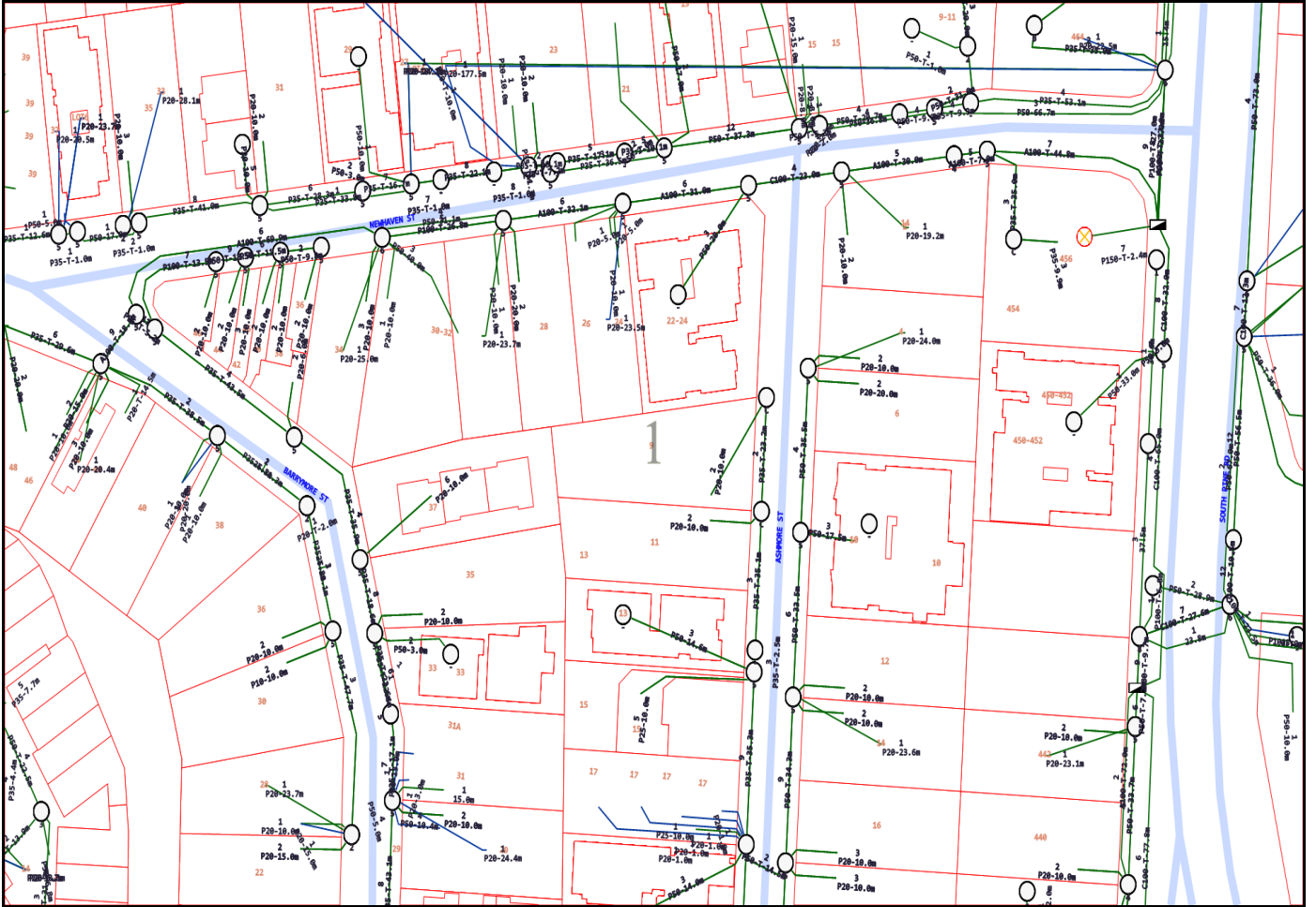




LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	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 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

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



Job # 51715873
Seq # 264329887
 Provider: Brisbane City Council
 Telephone: (07) 3403 8888



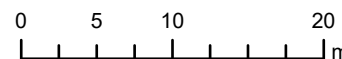
Legend

BYDA Enquiry

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 Data must not be used for direct marketing or be used in breach of the privacy laws.

Copyright of data is as follows:
 Cadastre and Street Names © 2020 State of Queensland (Department of Natural Resources, Mines and Energy)


Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.



Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 1

 <p>UrbanUtilities</p> <p>N</p> <p>Map Scale 1:1000</p>	<p>Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure</p> <p>BYDA Reference No: 264329888</p> <p>Date BYDA Ref Received: 17/11/2025 Date BYDA Job to Commence: 17/11/2025 Date BYDA Map Produced: 17/11/2025</p> <p>This Map is valid for 30 days Produced By: Urban Utilities</p>	<table border="0"> <tr> <td>Sewer</td> <td>Water</td> <td>Recycled Water</td> </tr> <tr> <td>● Infrastructure</td> <td>● Infrastructure</td> <td>● Infrastructure</td> </tr> <tr> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> <td>◆ Major Infrastructure</td> </tr> <tr> <td>— Network Pipelines</td> <td>— Network Pipelines</td> <td>— Network Pipelines</td> </tr> <tr> <td>▨ Network Structures</td> <td>▨ Network Structures</td> <td>▨ Network Structures</td> </tr> <tr> <td></td> <td>--- Water Service (Indicative only)</td> <td></td> </tr> </table>	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)		<p>While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp 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.</p> <p>The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.</p> <p>Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.</p> <p>This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.</p> <p>Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]</p> <p>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</p> <p>ABN 86 673 835 011</p>
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)																				



BYDA

Sequence: 264329889
Date: 17/11/2025
Scale: 1:500
Tile No: 1

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



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.



APA

Australia's energy
infrastructure partner



Before You Dig Australia

Classification: Networks

Enquiry date	17/11/2025
Sequence number	264329890
Work site address	9 Ashmore St Everton Park QLD 4053





For your immediate information

**THERE IS A GAS PIPELINE OR INFRASTRUCTURE ASSETS
(GAS ASSETS)**

located in close vicinity to your works.

Enquiry Date: 17/11/2025
Enquirer: Raquel Dos Santos
Sequence Number: 264329890
Work Site Address: 9 Ashmore St
Everton Park
QLD 4053

Thank you for your Before You Dig enquiry regarding the location of gas assets.

We confirm there are Gas Assets located in close vicinity of the above location.

Caution: Damage to gas assets may result in explosion, fire and personal injury.

Please ensure you read all the relevant information contained in this response to your BYDA enquiry including reviewing the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand and comply with all requirements relating to your scope of work.

If you have any queries relating to this information, or you are unable to comply with requirements of the APA Guidelines for Works Near Existing Gas Assets contact the APA Before You Dig Officer

- Phone 1800 085 628
- Email BYDA_APA@apa.com.au

for clarification before proceeding with any work.

Before You Dig Checklist



1. Plan

- Review maps provided with this BYDA response and confirm the location of your work site is correct.
 - Review the **APA Guidelines for Works Near Existing Gas Assets** and clearly understand requirements relating to my scope of work.
-



2. Prepare

- Electronically locate gas assets and mark locations.
 - Note: Look for visible evidence of gas assets at the worksite which may not be shown on plans.
-



3. Pothole

- Physically confirm ('prove') the location of gas assets by potholing by hand excavation or non-destructive vacuum excavation methods in accordance with **APA Guidelines for Works Near Existing Gas Assets**.
 - Road authorities, councils, utilities and their authorised contractors and agents are responsible to pothole or use other suitable methods to verify the location and depth of all gas assets, including gas (inlet) services, prior to commencing any works.
-



4. Protect

- Protect gas assets by maintaining clearances whilst excavating and following conditions provided by APA.
 - Where required by APA, only conducting work in proximity to gas assets while Site Watch is on site.
 - Where applicable, APA Authority To Work permit conditions are clearly understood and complied with.
 - Strap and support exposed mains and inlet services. Cover exposed mains to prevent damage until the excavation can be permanently restored.
-



5. Proceed

- Only proceed with your work once you have completed all the planning, preparation, potholing and protection requirements.
 - APA BYDA response (including maps) are on site for reference at all times, and less than 30 days old.
-

Contacts

Contacts APA Group	
Enquiry	Contact Numbers
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

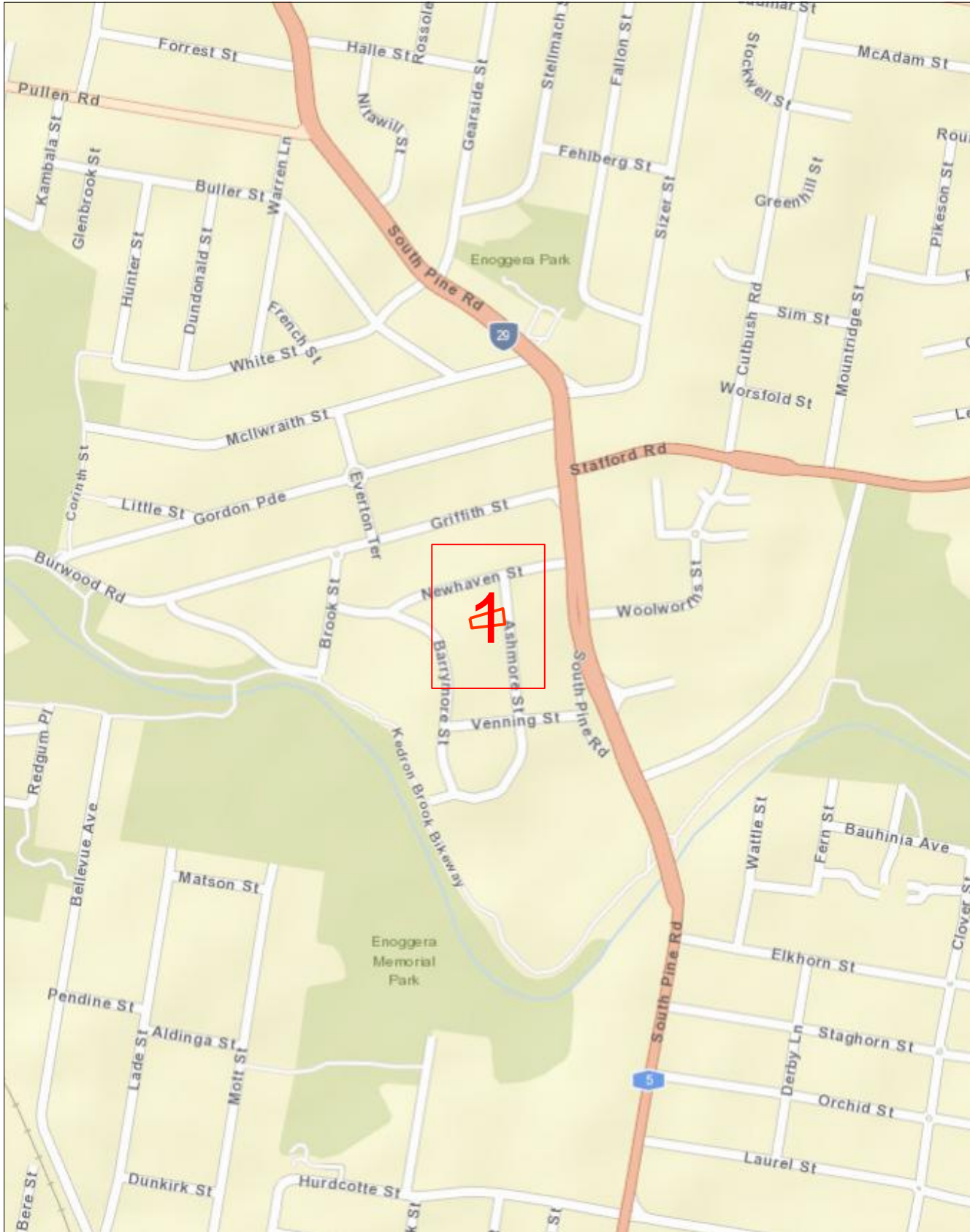
The following rates apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch – Business Hours	\$143.42 per hour
Site Watch – After Hours	\$175.06 per hour
Cancellation Fee	\$286.84
<i>Fee applies where cancellations received after 12pm (midday), 1 business day prior to the booking.</i>	

Contact APA – Before You Dig officer for state specific hours of business.

Site 9 Ashmore St
Address: Everton Park
QLD 4053

Sequence 264329890
Number:



Scale 1: 6000

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

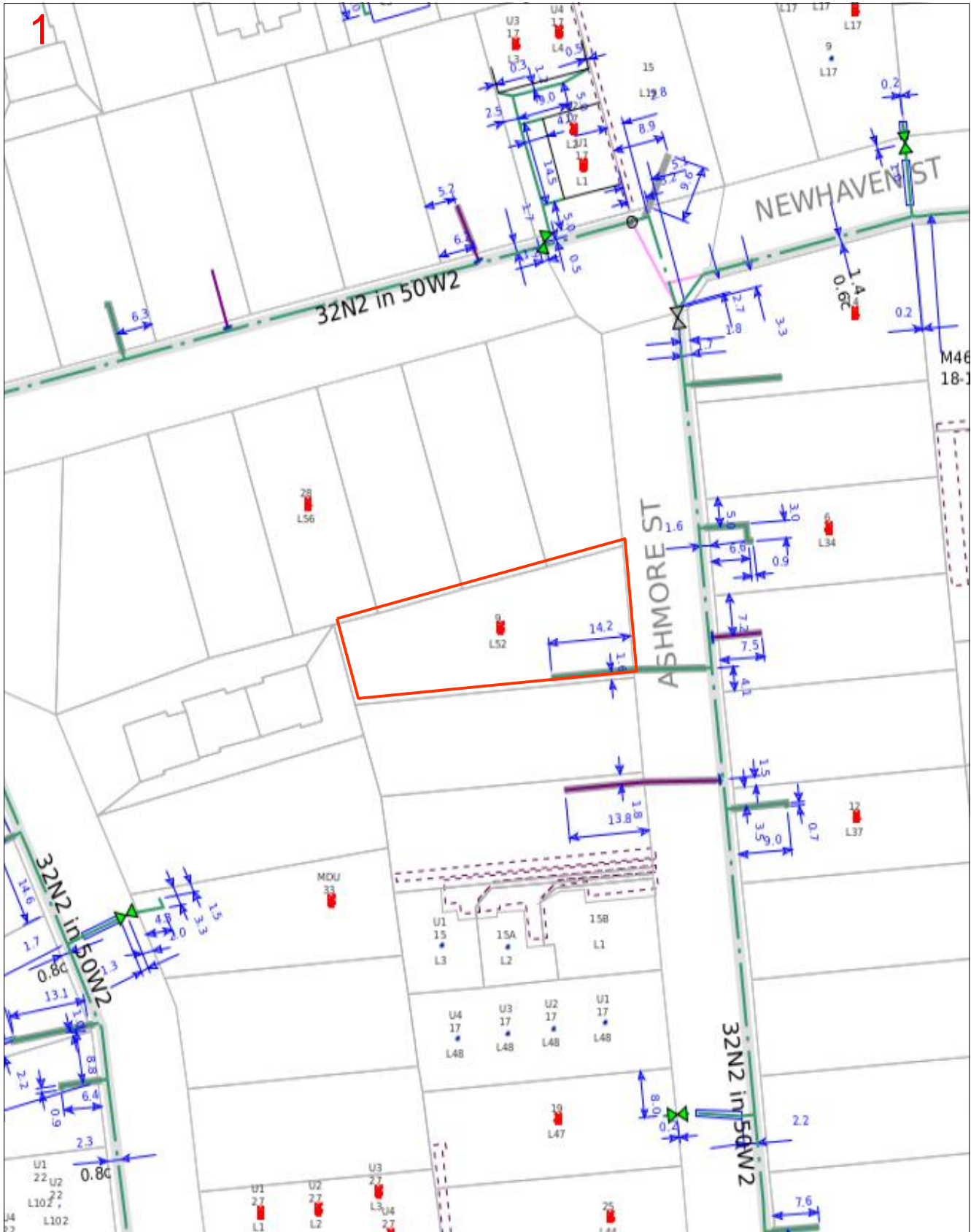


Enquiry Area



Map Key Area





Scale 1: 700

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



Enquiry Area



Map Key Area



Legend

<p>Pipe</p> <p>Low pressure </p> <p>Medium pressure </p> <p>High pressure </p> <p>Transmission pressure </p> <p>Critical main (behind pipe) </p> <p>Proposed (pressure by colour) </p> <p>LPG (pressure by colour) </p> <p>Hydrogen blended (pressure by colour) </p> <p>Abandoned </p> <p>Idle/inactive </p> <p>Sleeve </p> <p>Casing (behind pipe) </p>	<p>Pipe code and material</p> <p>C* (for example, C2) Cast iron</p> <p>CU Copper</p> <p>N2 Nylon</p> <p>P* Polyethylene (PE)</p> <p>P3 Polyvinyl chloride (PVC)</p> <p>P6, P7, P9–P12 Medium density PE</p> <p>P2, P4, P8 High density PE</p> <p>S* Steel</p> <p>W2 Wrought galv iron</p> <p>W3 PE coat wrought galv iron</p>	<p>Object</p> <p>Valve </p> <p>Buried valve </p> <p>Regulator </p> <p>Gas supplied = yes </p> <p>CP rectifier terminal </p> <p>CP test station </p> <p>CP anode </p> <p>CP bond wire </p> <p>Syphon </p> <p>Trace wire point </p>
<p>Area</p> <p>BYDA area of interest </p>	<p>Abbreviation</p> <p>BoK Back of kerb</p> <p>C Depth of cover</p> <p>CP Cathodic protection</p> <p>FoK Front of kerb</p> <p>Galv Galvanized</p> <p>NTI Not tied in</p>	
Example		
<p>Pipe</p> <p> 40P6 in 80C2 40 mm high pressure medium density poly in an 80 mm cast iron casing</p> <p> 63S8 63 mm medium pressure steel</p>	<p>Pipe code</p> <p>Pipe diameter in millimetres is shown before pipe code.</p> <p>40P6 = 40 mm nominal diameter</p>	<p><i>This map was created in colour and should be printed in colour</i></p>

Important information

- Refer to requirements relating to construction, excavation and other work activities in the **APA Guidelines for Works Near Existing Gas Assets** document with this BYDA response.
- BYDA enquiries are valid for 30 days. If your works commence after 30 days from the date of this response a new enquiry is required to validate location information.
- For some BYDA enquiries, you may receive two (2) responses from APA. Please read both responses carefully as they relate to different assets.
- Gas (inlet) services connecting Gas Assets in the street to the gas meter on the property are not marked on the map. South Australia Only – if a meter box is installed on the property, a sketch of the gas service location may be found inside the gas meter box. APA does not guarantee the accuracy or completeness of these sketches.

Free Gas Pipeline Awareness Training and Information

PROFESSIONALS

APA offers online and in-person toolbox forums to support safe work near underground gas assets. Topics include distribution and transmission pipelines, the permit process, and gas emergencies, with content suited for companies of all sizes. A Continuing Professional Development certificate is available upon completion.

Scan the QR code to register for an online toolbox, or email damageprevention@apa.com.au to request an in-person presentation.

HOMEOWNERS

If you're working near your home's gas pipes stay safe and view APA's video guide '**Working Safely Near Gas Lines: A DIY Homeowner's Guide**' which offers simple tips to avoid damaging gas pipes.

Scan the QR code to view the video, or for more information email damageprevention@apa.com.au



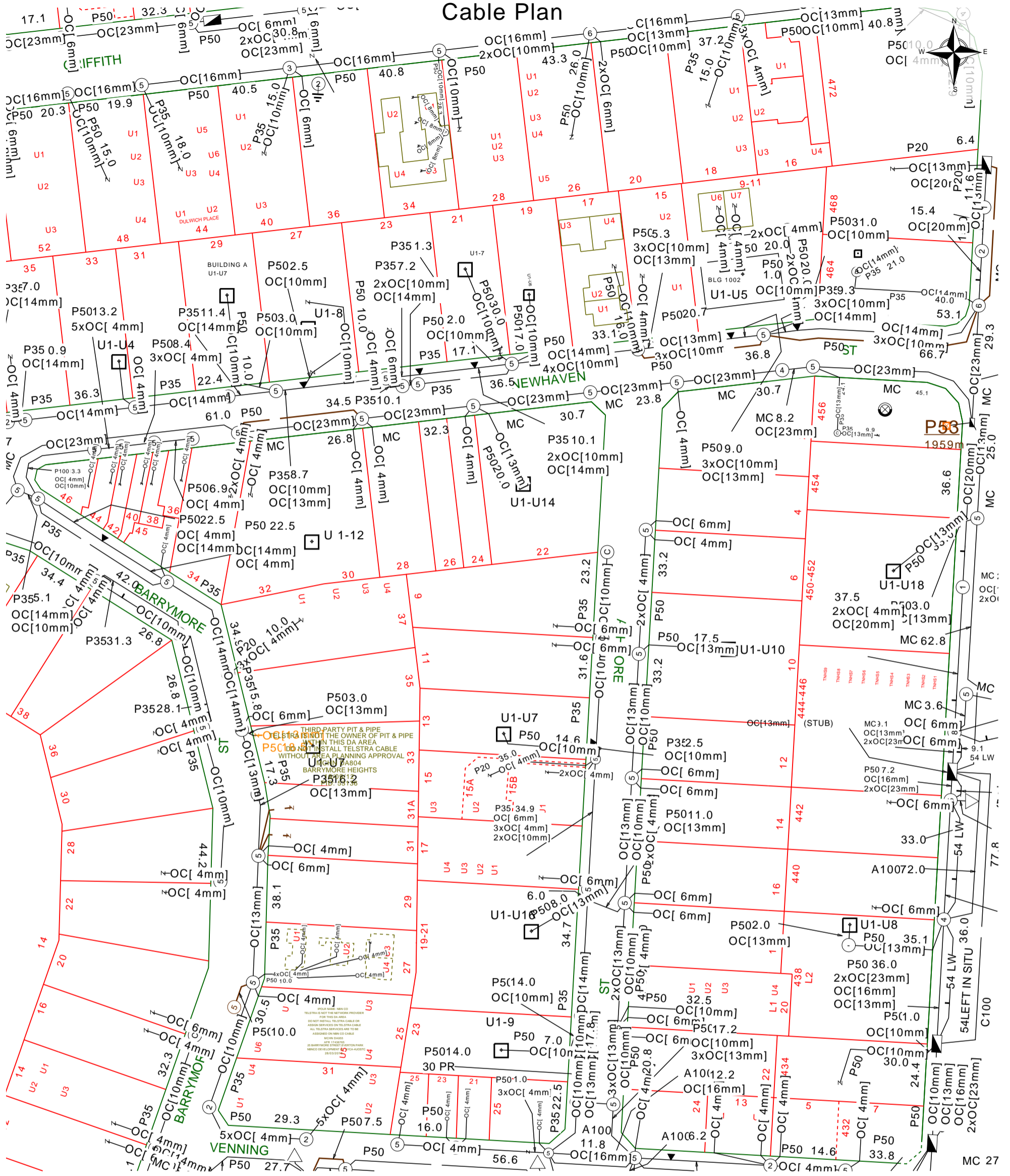
Disclaimer and legal details

- This information is valid for 30 days from the date of this response.
- This information has been generated by an automated system based on the area highlighted in your BYDA request and has not been independently verified.
- Map location information is provided as AS5488-2022 Quality Level D, as such supplied location information is indicative only.
- Whilst APA has taken reasonable steps to ensure that the information supplied is accurate, the information is provided strictly on the condition that no assurance, representation, warranty or guarantee (express or implied) is given by APA in relation to the information (including without limitation quality, accuracy, reliability, completeness, currency, sustainability, or suitability for any particular purpose) except that the information has been disclosed in good faith.
- Any party who undertakes activities in the vicinity of APA operated assets has a legal duty of care that must be observed. This legal obligation requires all parties to adhere to a standard of reasonable care while performing any acts that could foreseeably harm these assets.



APA
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infrastructure partner

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

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Sequence Number: 264329891

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

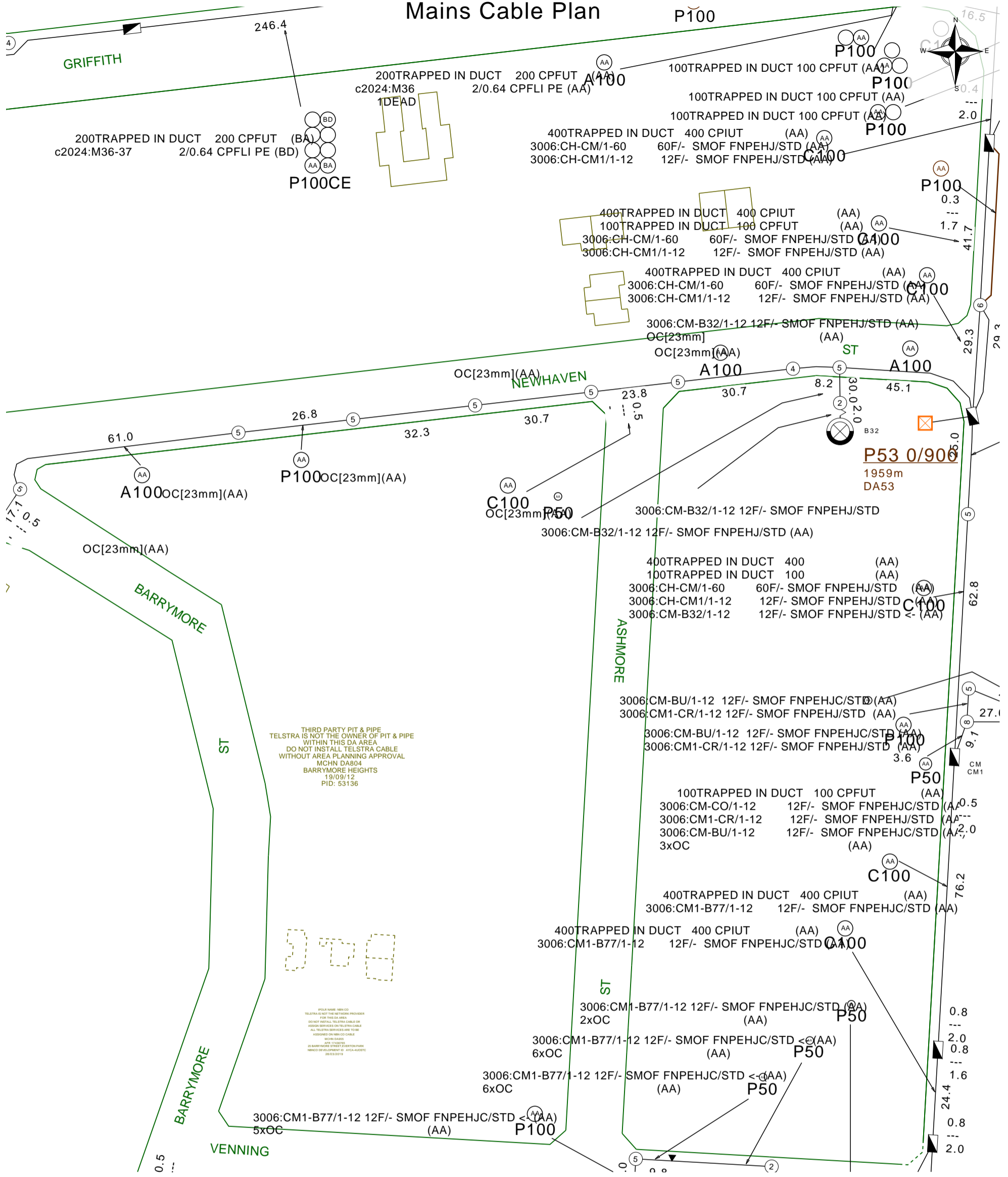
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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

P100



THIRD PARTY PIT & PIPE
TELSTRA IS NOT THE OWNER OF PIT & PIPE
WITHIN THIS DA AREA
DO NOT INSTALL TELSTRA CABLE OR
FIBRE SERVICES ON THESE PIT & PIPE
WITHOUT AREA PLANNING APPROVAL
MCHN DAB04
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19/09/12
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TELSTRA IS NOT THE NETWORK PROVIDER
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DO NOT INSTALL TELSTRA CABLE OR
FIBRE SERVICES ON THESE PIT & PIPE
WITHOUT AREA PLANNING APPROVAL
MCHN DAB04
BARRYMORE HEIGHTS
19/09/12
PID: 53136



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

Sequence Number: 264329891

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

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.

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