

123 & 125 Racecourse Rd, Ascot QLD 4007

ENGINEERING REPORT & STORMWATER MANAGEMENT PLAN

November 2026

Project No.: 25298 | Revision No.: E

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APPLICATION REF
A006971515

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C	A. Shaw	A. van Tonder RPEQ 16132	11 February 2026
D	A. Shaw	A. van Tonder RPEQ 16132	13 July 2026
E	K. Trance	A. van Tonder RPEQ 16132	3 November 2026

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Report provided in accordance with the vT Consulting Engineers terms of engagement.

1. Introduction

vT Consulting Engineers has been commissioned by Profile Architecture to prepare this engineering services report and stormwater management plan. The development is located at 123 & 125 Racecourse Rd, Ascot QLD 4007. The site locality is illustrated in Figure 1.1. This report is being submitted to support the Development Approval for the proposed material change in use development for Brisbane City Council's consideration.

The proposed development involves construction of a mixed-use commercial and residential building with carpark spaces on site.

Refer attached Appendix A for proposed layout plans and details.

The following report will detail civil engineering requirements for the development.

Street Address	123 & 125 Racecourse Rd, Ascot QLD 4007
Real Property Description	Lot 2 RP33692 / Lot 3 RP33692
Total Site Area	549 m^2 / 549 m^2
Proposed Use	Proposed Material Change of use
Local Authority	Brisbane City Council



Figure 1.1 Site Layout Plan (Nearmap)

The site is situated in a district centre zone code under Brisbane City Council City Plan 2014. The two lots involved for the proposed development are both currently occupied by residential dwellings at the front of the block. It is bounded by commercial and residential properties on all other sides and rest of site is predominately grassed with a few trees and shrubs.

The existing house and structures are to be demolished and removed.

2. Erosion and Sediment Control

Using the Brisbane City Council Sediment and Erosion Control Hazard Assessment form in Appendix B, it is considered that the erosion risk proposed by the site is **medium**. The proposed site will only be exposed for a minimal amount of time during the earthworks required for service trenching and constructing the building platforms. The trenches will only be exposed while the services are being installed and then will be covered by the proposed building works. Appendix C shows the International Erosion Control Association Australasia standard drawings and control notes applicable to this development. The construction contractor is responsible for ensuring that soil and debris does not leave the site as well as the confines of the construction zone and is not deposited on external roads or existing in-use areas due to the proposed earthworks and construction activity.

Acid Sulphate Soils

The local council is listed in the Glossary (Acid Sulphate soil affected area) in State Planning Policy July 2017, indicating that this development application may require compliance with the State Planning Policy July 2017 acid sulphate soils development objectives.

Acid sulphate soil testing is typically conducted in areas with reduced levels of less than 5.0m Australian Height Datum (AHD) as stated in State Planning Policy July 2017. This policy also states that developments below 20.0m AHD that involve a Material Change of Use or operational works are required to be assessed against the State Planning Policy July 2017 acid sulphate soils development objectives. As the lowest point on this site is an approximate level of RL 7.64, we believe that there is a possibility of acid sulphate soil being present and therefore testing would be likely.

Figure 2.1 provides a visual aid to determining assessable development.

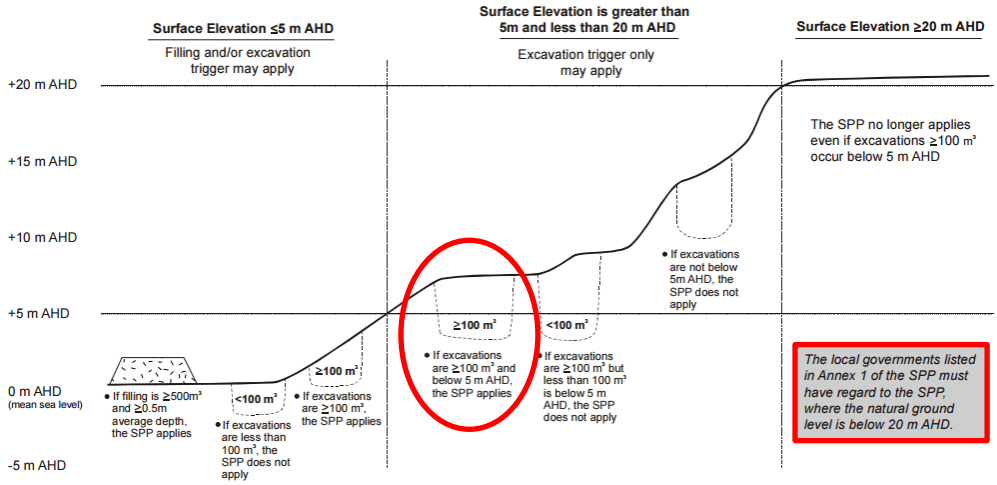


Figure 2.1 Acid Sulphate Soils assessment diagram (Adapted from SPP Water Quality State Interest Guideline 2016)

As the proposed excavations are ≥100m^3 and is expected to be below RL5.0m AHD, the State Planning Policy does apply. An acid sulphate soils report is to be prepared during the detailed design of the project and complied with during construction. The requirements for Acid Sulphate Testing will be confirmed by a geotechnical engineer prior to the detailed design stage of this proposed development.

Land Disturbing Activities

Important causes/issues of erosion for this site would consist of the following:

- Precipitation and consequent run-off
- Stripping and removal of topsoil
- Removal of fill
- Other earthwork operations
- Heavy vehicle use on site
- Wind erosion

The proposed development will be programmed so that the shortest period of time elapses between ground cover removal and restoration.

Erosion and Sediment Control Measures

Sediment control filter fabric will be securely placed around the downstream boundaries of the construction site. This will ensure sediment is trapped before being released into the catchment. Refer Appendix C.

An ESC measure will be provided at any vehicular access points to the site. Construction and maintenance details are given in Appendix C. A temporary construction entrance will be provided from the adjacent roads for access during construction.

A filter sock sediment trap will be utilized on all downstream stormwater inlets. Refer Appendix C for construction and maintenance details.

No clearing will be undertaken unless preceded or accompanied by installation of adequate run-off and sediment control measures, as described above.

Following practical completion of the project a minimum of 70% coverage of all soil with ground cover (i.e. topsoiling and seeding) will be provided within 30 calendar days.

During the demolition and construction phases, spraying of water will be used with care to act as a dust suppression method.

Monitoring and Maintenance Programs

Water discharge from the site will adhere to a total suspended solid content of less than 50 milligrams per litre and a pH range of between 6.5 and 8.5 at all times. If the pH of the flocculated water is not achieved, then pH adjustments will be required. This could possibly be done by a dosing of lime.

Site personnel will inspect all erosion and control measures at least at the following frequencies:

- Daily during construction works,
- Weekly when construction works are not happening,
- Within 24 hours of expected rain, and
- Within 18 hours of an impacting rainfall event.

All erosion and sediment control measures that have an order of efficiency below 75% will be corrected by the end of that working day.

3. Earthworks

For the purpose of this proposed development, earthworks will be conducted for constructing the new proposed building platform, basement carpark, and retaining walls. Excavation on site will be required for the service trenches. Any excess cut will need to be removed from the site by the contractor. A geotechnical report will be prepared for the site during the detailed design stage.

4. Roadworks

The proposed development fronts onto Racecourse Road. New crossover will be provided as shown on the proposed layout plans. External roadworks are not proposed, and no new road is to be constructed for this development. Existing crossovers will be demolished, with kerb and channel to be reinstated to match existing profile.

5. Stormwater Drainage

The development site has been internally divided into separate catchments for pre-developed and post-developed as listed below in Table 5.1. Refer to attached Appendix A, drawings P400 and P401 for the pre-development and post-development catchment layout plans and details.

PRE-DEVELOPED	PRE-DEV DISCHARGE	POST-DEVELOPED	POST-DEV DISCHARGE
1	Kerb and channel discharge at Racecourse Rd	A	Gully pit discharge at Racecourse Rd and Beatrice Terrace
2	Kerb and channel discharge at Racecourse Rd	A	Gully pit discharge at Racecourse Rd
3	Sheet flow towards the rear	B	Sheet flow towards the rear

Table 5.1 Pre- and Post-developed Catchments

A. Existing Stormwater Drainage

The roof water for Lot 2 and Lot 3 discharges towards the kerb and channel in front of the site along Racecourse Rd while the surface water for the rest of the site flows over the boundary as sheet flow. Figure 5.1 below shows the existing stormwater drainage in the area of the site.



Figure 5.1 BCC GIS Stormwater Layout Map

B. Proposed stormwater drainage

It is proposed that stormwater roof runoff from the proposed development will be discharged into the existing gully pit on Racecourse Road. The surface water for the rest of the site flows over the boundary as sheet flow at less than pre-existing flows.

Refer to attached Appendix A, drawings P400 and P401 for the pre-development and post-development catchment layout plans and details.

C. Stormwater quality management

State Planning Policy

The State Planning Policy (SPP) applies for stormwater quality management and management of new or expanded non-tidal artificial waterways applies to development that is outlined below in Table 5.2.

SPP Part E: Interim development assessment requirements. State Interest – Water Quality	YES / NO
Material change of use for urban purposes that involves a land area greater than 2500m^2 that:	NO
will result in an impervious area greater than 25% of the net developable area	NO
Will result in 6 or more dwellings	NO
Reconfiguring a lot for urban purposes that involves a land area greater than 2500m^2 and will result in six or more lots:	NO
Operational works for urban purposes that involve disturbing more than 2500m^2 of land	NO

Table 5.2 Water Quality Objectives

The proposed development does not trigger any applicable items in the above Table, therefore, the SPP is not applicable, and compliance is not expected by the local government authority.

D. MUSIC Model

The site area is under 2500m^2 and so a MUSIC model has not been prepared.

E. Stormwater quantity management

Roof water areas

Catchment 1 + Catchment 2 Pre-developed vs Catchment A Post-developed (Lot 2 & 3)

The proposed development will have a larger impervious area than the existing site, however, it will have no actionable nuisance caused to surrounding properties as it is ensured that the runoff will discharge into the existing gully pit.

Time of Concentration

The time of concentration adopted for rational method calculation is 5 minutes in accordance with Queensland Urban Drainage Manual (QUDM) Table 4.6.3.

PARAMETERS				
Catchment A - Developed	994 m^2	Fraction Impervious (f_i)	1.00	
Catchment 1 - Undeveloped	342 m^2	Fraction Impervious (f_i)	1.00	
Runoff Coefficient (C10) - Developed:	0.90	Time of concentration, t_c =	5	min.
Runoff Coefficient (C10) - Undeveloped:	0.90	Time of concentration, t_c =	5	min.

ARI			2yr	5yr	10yr	20yr	50yr	100yr
Rainfall Intensity	5 min	mm/hr	143	178	206	237	277	308
Rainfall Intensity	5 min	mm/hr	143	178	206	237	277	308
Frequency Factor		F_y =	0.85	0.95	1.00	1.05	1.15	1.20
Developed C		C_u =	0.77	0.86	0.90	0.95	1.00	1.00
Undeveloped C		C_u =	0.77	0.86	0.90	0.95	1.00	1.00

SUMMARY FLOWS								
Catchment A - Developed Flows	Q_u =	C*I*A	l/s	30	42	51	62	76	85
Catchment 1 - Undeveloped Flows	Q_u =	C*I*A	l/s	10	14	18	21	26	29
Increase in runoff flows				20	28	34	41	50	56

Table 5.3 Quantity Summary using Rational Method - Catchment 1 + Catchment 2 Pre-developed vs Catchment A Post-developed (Lot 2 & 3)

Justification for not providing stormwater detention is based on the Brisbane City Council Schedule 6 - Planning Scheme Policies (Infrastructure Design - Chapter 1) section 7.5.2, as follows:

- The development will not cause adverse impacts or actionable nuisance to surrounding properties;
- The lot will discharge to the nearest gully pit as its legal point of discharge.

Sheet Flow towards the rear

Catchment 3 Pre-developed vs Catchment C Post-developed (Lot 2 & 3)

The proposed landscaping that will discharge as a sheet flow towards the rear of the site will have lesser area than the existing. Flows generated from the development will be less than the pre-existing flows, hence, no actionable nuisance is caused to surrounding properties and stormwater detention is not required.

Time of Concentration

The time of concentration adopted for rational method calculation is 5 minutes in accordance with Queensland Urban Drainage Manual (QUDM) Table 4.6.3.

PARAMETERS				
Catchment C - Developed	104 m^2	Fraction Impervious (f_i)	0.00 (deep planting)	
Catchment 3 - Undeveloped	756 m^2	Fraction Impervious (f_i)	0.30	
Runoff Coefficient (C10) - Developed:	0.66	Time of concentration, t_c =	5	min.
Runoff Coefficient (C10) - Undeveloped:	0.74	Time of concentration, t_c =	12	min.

ARI			2yr	5yr	10yr	20yr	50yr	100yr
Rainfall Intensity	5 min	mm/hr	143	178	206	237	277	308
Rainfall Intensity	12 min	mm/hr	109	136	157	180	209	231
Frequency Factor		F_y =	0.85	0.95	1.00	1.05	1.15	1.20
Developed C		C_u =	0.56	0.63	0.66	0.69	0.76	0.79
Undeveloped C		C_u =	0.63	0.70	0.74	0.78	0.85	0.89

SUMMARY FLOWS									
Catchment C - Developed Flows	Q_u =	C*I*A	l/s	2	3	4	5	6	7
Catchment 3 - Undeveloped Flows	Q_u =	C*I*A	l/s	14	20	24	29	37	43
Difference in runoff flows				-12	-17	-20	-25	-31	-36

Table 5.5 Quantity Summary using Rational Method - Catchment 3 Pre-developed vs Catchment C Post-developed (Lot 2 & 3)

F. Maintenance

Construction Phase Management Plan

Potential construction phase impacts include the following:

- Sedimentation and erosion
- Management of contaminated soils and materials on the site Construction Material (such as cement)

General

The objective of the Construction Phase Management Plan is to comply with the requirements of the Queensland Environmental Protection Act 1994 and Environmental Protection (Water) Policy 2009 so that the environmental values of effected receiving waters are maintained or enhanced. In essence the purpose of the Plan is to prevent polluted stormwater being discharged to the local waterways.

Construction Phase Management of Sedimentation and Erosion

Existing vegetation from site will be removed in stages as required to reduce the likelihood of surface erosion. A sediment and siltation fence will be erected around the property boundary to ensure that sediment is not washed off site and onto adjacent properties or roads. Entry and exit from the site will be restricted to a single stabilised location to minimise the rise of onsite transport of silt sediment or mud. It is anticipated that a layer of crushed rock will provide the necessary stabilisation of the access route. If required a specific bunded wash down area will be provided for the cleaning of plant before leaving the site and all wash down wastewater will be collected. In the event that debris or sediment leaves the site it will be cleaned.

Management of Imported Materials

Any material imported to the site including construction materials will be stockpiled in a location where it cannot contaminate the stormwater system or stormwater runoff.

Complaint Response

The contractor will erect signage at the entrance to the works with contact information, including afterhours contact numbers. The contractor will properly deal with all complaints.

Monitoring and Reporting

All sediment and erosion control devices will be checked daily and after rainfall events by the construction site supervisor. Defective or full devices will be cleaned and repaired as required. Regular inspections and maintenance of the storm water system will be carried out by the property owner. The civil components (structural and erosion) are to be assessed by a suitably qualified engineer as required.

Lifecycle cost assessment

There will be no abnormal capital or recurrent costs for the proposed stormwater strategy.

6. Flood Planning and Overland Flow

vT Consulting Engineers have not been commissioned to complete a flood assessment report for this development.

In reference to Brisbane City Council's Floodwise Property Report, the site is not impacted by river, creek or waterway, and overland flow sources, and there are currently no Coastal Hazard Overlays that apply this property.

It is anticipated that development complies with Brisbane City Council's flooding requirements.

Please refer to Appendix D for a copy of the Brisbane City Council's Floodwise Property Report for 123 & 125 Racecourse Rd, Ascot QLD 4007.

7. Sewer and Water Reticulation

Figure 7.1 below shows the Urban Utilities GIS sewer and water infrastructure plan.

As shown, the existing sewer main runs in front of the site, along Racecourse Rd. It is proposed to provide a new sewer property connection to service the proposed development in accordance with UU and SEQ Code design standards.

Internal house drainage design for this proposed development will be by others.

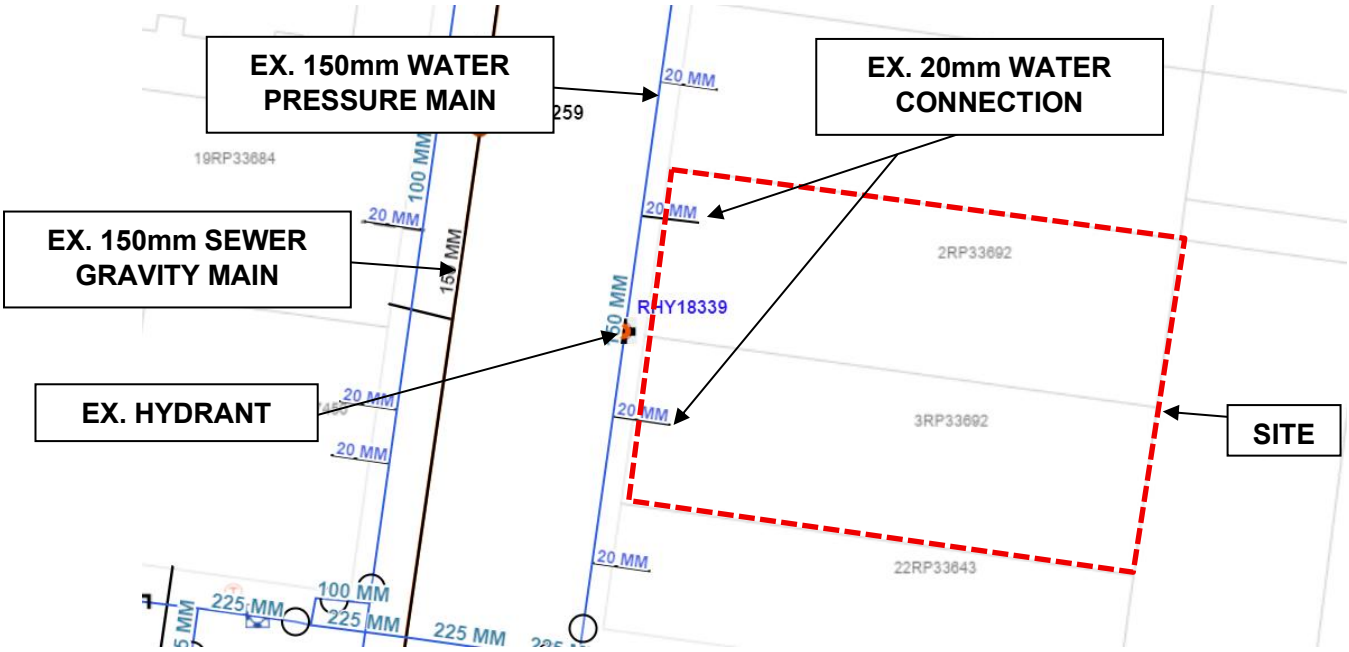


Figure 7.1 UU sewer and reticulated water infrastructure plan

The existing watermain runs in front of the site, along Racecourse Rd. Each of lot 2 and lot 3 has an existing 20mm water connection currently servicing the site. It is proposed to provide a new water connection and meter that will be sized to suit the proposed development.

A hydrant exists in front of the site to service the proposed development. No new fire hydrant is to be installed.

The Internal water supply design for this proposed development will be by others.

For more details refer to the engineering plans in Appendix A.

8. Electrical and Telecommunication

The electrical supply and communications supply for this proposed development will be by others.

9. Development Codes

The following applicable Local Codes have been completed to address the proposed development and are included in Appendix E:

- Brisbane City Council Filling and Excavation Code
- Brisbane City Council Infrastructure Codes
- Brisbane City Council Operational Works Code

10. Safety in Design

At the time of preparing this report, it is considered that there is no atypical safety in design issues for a project of this type and use. Typical issues to be reviewed include but are not limited to construction activities, falls, confined spaces, excavations, and hazardous materials.

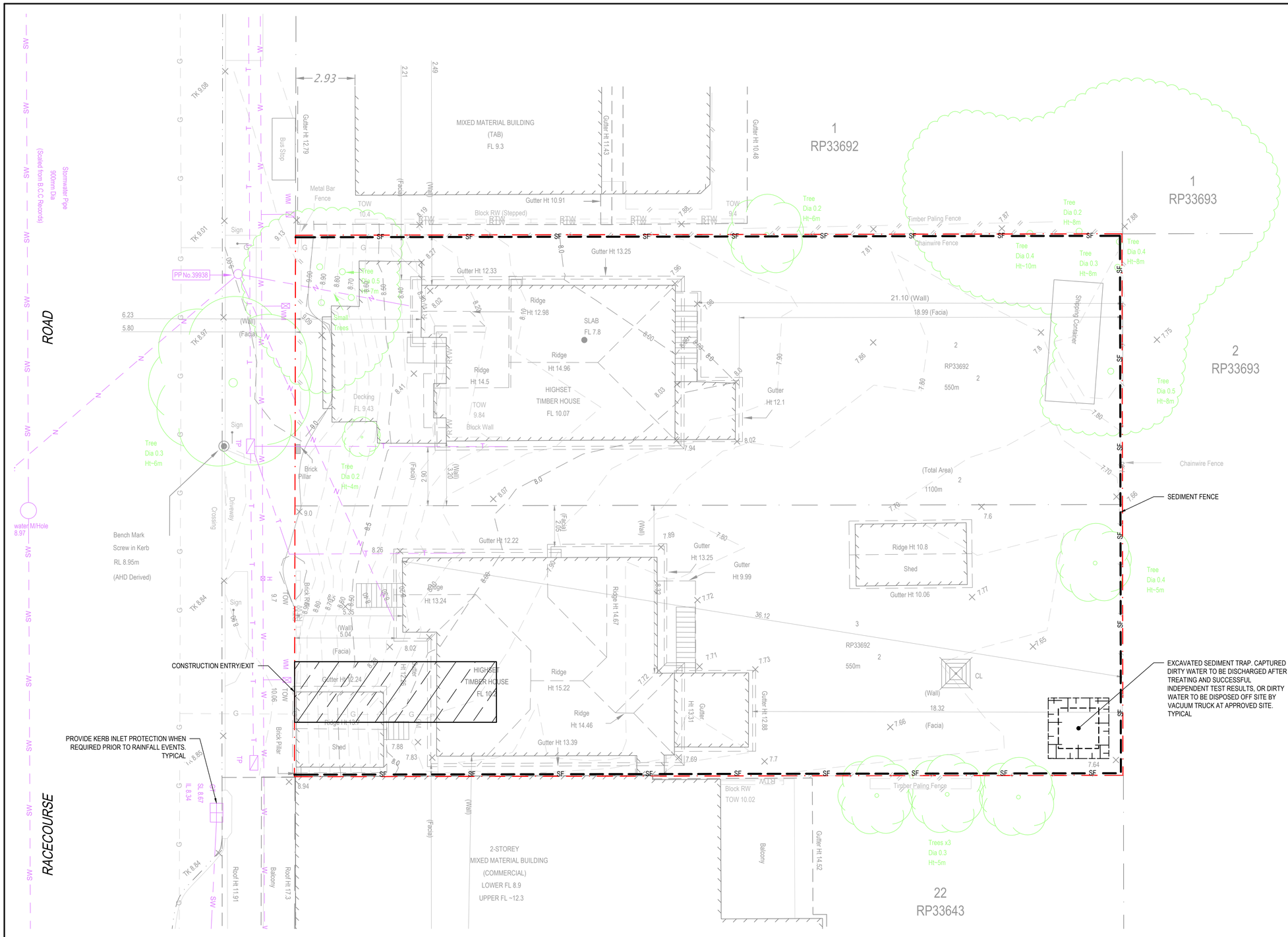
A full review of and preparation of a Safety In Design report will be conducted during the detailed design of the project by the project design engineer. The ongoing implementation, review and amendments to the Safety in Design register is to be by the property owner or users.

11. Conclusions

vT Consulting Engineers has undertaken a preliminary review of civil engineering services required for the proposed development located at 123 & 125 Racecourse Rd, Ascot QLD 4007.

Based on all the findings outlined in this report, vT Consulting Engineers believes that, should the recommendation contained within the report be implemented, there are no significant engineering issues in relation to this development.

Appendix A - Proposed Preliminary Design Drawings



LAYOUT PLAN

SCALE 1:100

LEGEND

EXISTING	PROPOSED
	PROPERTY BOUNDARY
	EASEMENT BOUNDARY
1.00	CONTOUR - MAJOR
	CONTOUR - MINOR
	BUILDING
	KERB AND CHANNEL
	KERB
RTW	RETAINING WALL
SW	STORMWATER DRAINAGE
RW	ROOFWATER DRAINAGE
	SUBSOIL DRAIN
S	SEWER
W	WATER
E	ELECTRICAL
	ELEC. OVERHEAD
T	COMMUNICATIONS
	TOP OF BATTER
	BOTTOM OF BATTER
	ABANDON SERVICE
+1.234	+ RL0.00 SURFACE LEVEL (RL)

LEGEND - EROSION AND SEDIMENT CTRL

- SF — SEDIMENT FENCE
- ESC TOP OF SEDIMENT TRAP
- ESC BOTTOM OF SEDIMENT TRAP

CONTRACTOR TO ENSURE SURROUNDING ROADS ARE KEPT CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION. TYPICAL

CONTRACTOR TO PROVIDE TRAFFIC CONTROL (AS REQUIRED) AND ENSURE WORK ZONES ARE SAFE DURING CONSTRUCTION. TYPICAL

PROVIDE KERB INLET SEDIMENT PROTECTION AT ALL DOWNSTREAM GULLIES UPTO 50m FROM SITE. TYPICAL

SITE TO BE CLEARED IN PREPARATION FOR BUILDING CONSTRUCTION.
ALL EXISTING STRUCTURES (INCLUDING ANY PILES) AND SITE IMPROVEMENTS TO BE DEMOLISHED AND REMOVED, UNLESS NOTED OTHERWISE.

PRELIMINARY

SCALE 1:100

REV.	DATE:	AMENDMENT:	BY:	CHK:
B	13.07.26	GENERAL AMENDMENTS	BAJ	AAS
A	28.11.25	ORIGINAL ISSUE	PS	AAS

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CLIENT: PROFILE ARCHITECTURE

SCALE:	AS SHOWN	DRAFTER:	ZK
SHEET SIZE:	A1	DESIGNER:	ZK
DATUM:	AHD	ENGINEER:	VK
		APPROVED:	

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PROJECT: RESIDENTIAL DEVELOPMENT
123-125 RACECOURSE ROAD, ASCOT QLD 4007

PROJECT No.: 25298

DRAWING TITLE: PRELIMINARY EROSION & SEDIMENT CONTROL LAYOUT PLAN

DRAWING No.: P100

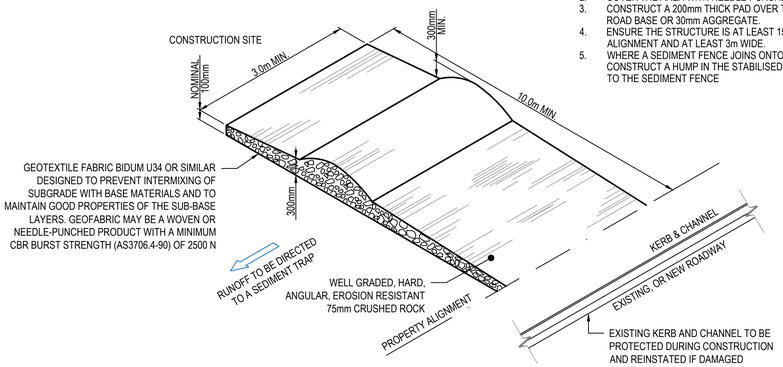
REV.: B

PLOTTED: 13.07.2026

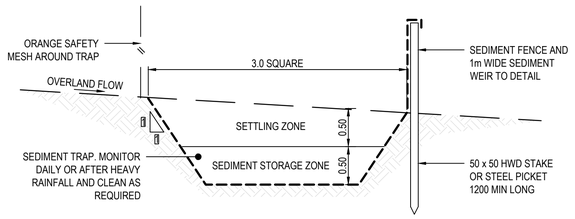
THIS PLAN MUST BE PLOTTED IN COLOUR FOR CORRECT DESIGN PRESENTATION

CONSTRUCTION ENTRY/ EXIT NOTES

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3m WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE



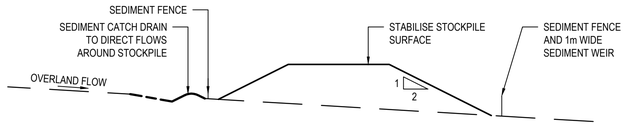
TYPICAL CONSTRUCTION ENTRY/ EXIT
NOT TO SCALE



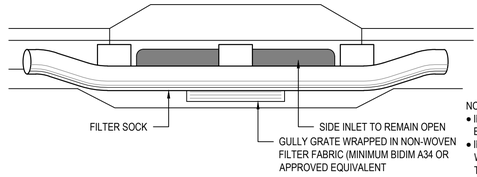
TYPICAL EXCAVATED SEDIMENT TRAP SECTION
NOT TO SCALE

STOCKPILE NOTES

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.



TYPICAL STOCKPILE
NOT TO SCALE

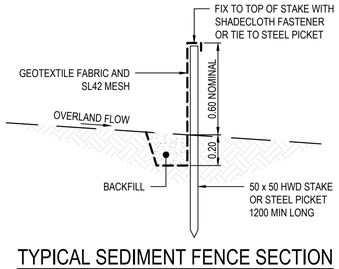


NOTE:
- INLET SEDIMENT TRAP TO BE PLACED ON ALL EXISTING INLETS WITHIN 50m OF SITE
- INLET SEDIMENT TRAP MAY BE OMITTED WHERE IT CAUSES A SAFETY HAZARD, BUT IS TO BE PROVIDED PRIOR TO A RAINFALL EVENT

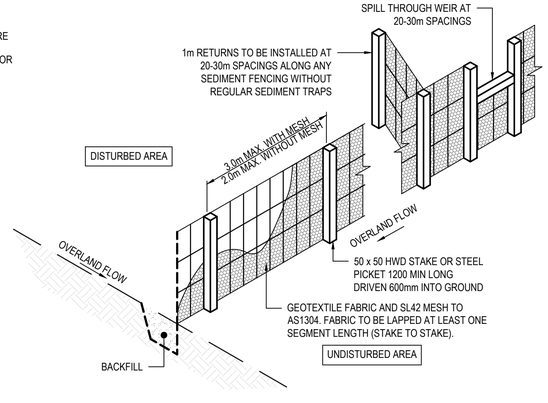
TYPICAL SAG KERB INLET SEDIMENT TRAP
NOT TO SCALE

SEDIMENT FENCE NOTES

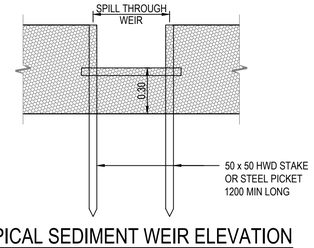
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50Ls IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT INTERVALS EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



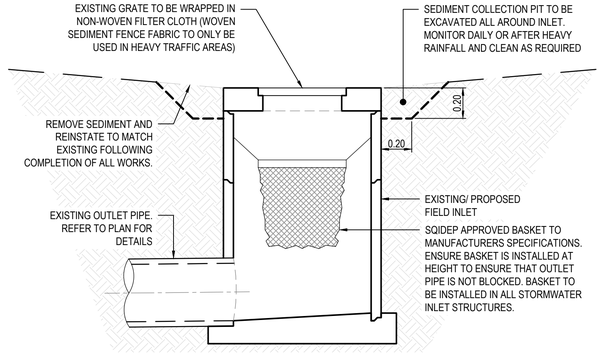
TYPICAL SEDIMENT FENCE SECTION
NOT TO SCALE



TYPICAL SEDIMENT FENCE ELEVATION
NOT TO SCALE



TYPICAL SEDIMENT WEIR ELEVATION
NOT TO SCALE



TYPICAL FIELD INLET SEDIMENT TRAP
NOT TO SCALE

PRELIMINARY

REV.	DATE:	AMENDMENT:	BY:	CHK:
B	13.07.26	GENERAL AMENDMENTS	BAJ	AAS
A	28.11.25	ORIGINAL ISSUE	PS	AAS

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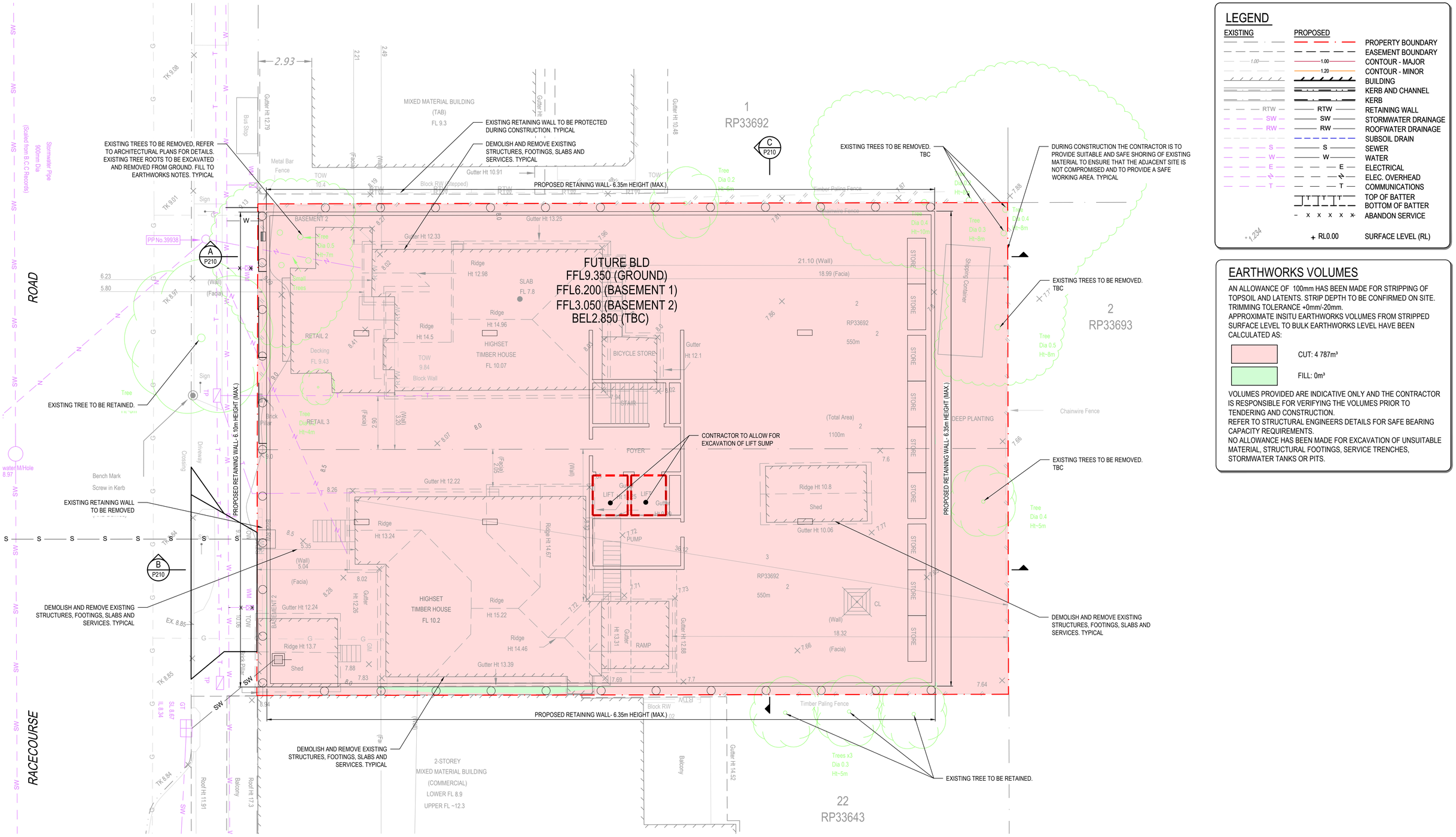
CLIENT: PROFILE ARCHITECTURE

SCALE: AS SHOWN	DRAFTER: ZK	PROJECT: RESIDENTIAL DEVELOPMENT 123-125 RACECOURSE ROAD, ASCOT QLD 4007	PROJECT No.: 25298
SHEET SIZE: A1	DESIGNER: ZK		
DATUM: AHD	ENGINEER: VK		
	APPROVED:	DRAWING TITLE: PRELIMINARY EROSION & SEDIMENT CONTROL DETAILS	DRAWING No.: P105 / REV.: B

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PLOTTED: 13.07.2026

THIS PLAN MUST BE PLOTTED IN COLOUR FOR CORRECT DESIGN PRESENTATION



LEGEND

EXISTING	PROPOSED
	PROPERTY BOUNDARY
	EASEMENT BOUNDARY
1.00	CONTOUR - MAJOR
	CONTOUR - MINOR
	BUILDING
	KERB AND CHANNEL
	KERB
RTW	RETAINING WALL
SW	STORMWATER DRAINAGE
RW	ROOFWATER DRAINAGE
	SUBSOIL DRAIN
S	SEWER
W	WATER
E	ELECTRICAL
	ELEC. OVERHEAD
T	COMMUNICATIONS
	TOP OF BATTER
	BOTTOM OF BATTER
	ABANDON SERVICE
1.234	RL0.00 SURFACE LEVEL (RL)

EARTHWORKS VOLUMES

AN ALLOWANCE OF 100mm HAS BEEN MADE FOR STRIPPING OF TOPSOIL AND LATENTS. STRIP DEPTH TO BE CONFIRMED ON SITE.
TRIMMING TOLERANCE +0mm/-20mm.
APPROXIMATE INSITU EARTHWORKS VOLUMES FROM STRIPPED SURFACE LEVEL TO BULK EARTHWORKS LEVEL HAVE BEEN CALCULATED AS:

CUT: 4 787m³

FILL: 0m³

VOLUMES PROVIDED ARE INDICATIVE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VOLUMES PRIOR TO TENDERING AND CONSTRUCTION.
REFER TO STRUCTURAL ENGINEERS DETAILS FOR SAFE BEARING CAPACITY REQUIREMENTS.
NO ALLOWANCE HAS BEEN MADE FOR EXCAVATION OF UNSUITABLE MATERIAL, STRUCTURAL FOOTINGS, SERVICE TRENCHES, STORMWATER TANKS OR PITS.

LAYOUT PLAN

SCALE 1:100

PRELIMINARY

SCALE 1:100

REV.	DATE:	AMENDMENT:	BY:	CHK:
D	02.11.26	GENERAL AMENDMENTS	BAJ	LW
C	13.07.26	GENERAL AMENDMENTS	BAJ	AAS
B	11.02.26	ISSUE FOR REVIEW	PS	AAS
A	28.11.25	ORIGINAL ISSUE	PS	AAS

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Ph: 1300 185 737
W: vtce.com.au

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SCALE:	AS SHOWN	DRAFTER:	ZK
SHEET SIZE:	A1	DESIGNER:	ZK
DATUM:	AHD	ENGINEER:	VK
		APPROVED:	

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PROJECT: RESIDENTIAL DEVELOPMENT
123-125 RACECOURSE ROAD, ASCOT QLD 4007

PROJECT No.: 25298

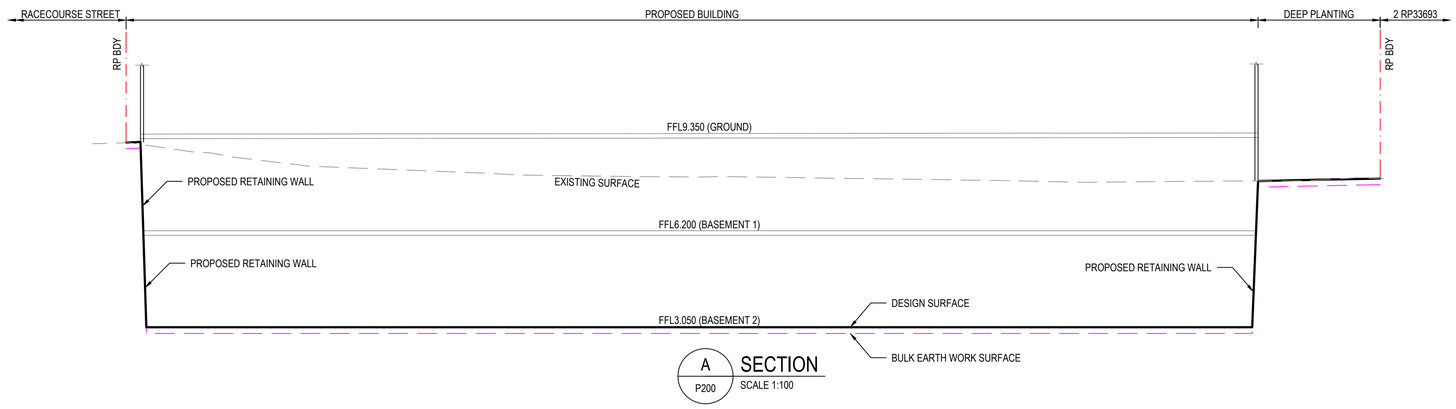
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DRAWING No.: P200

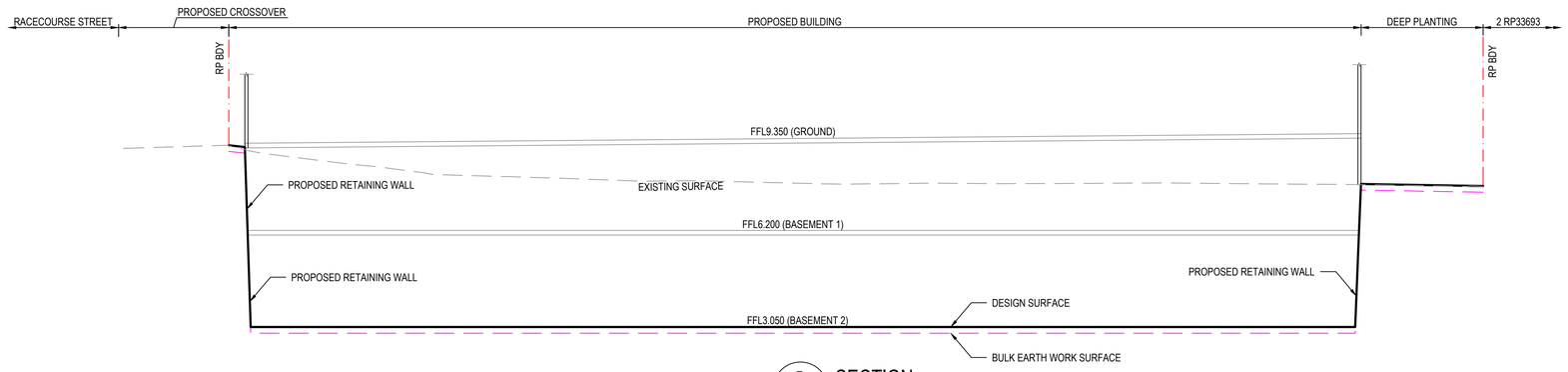
REV.: D

PLOTTED: 02.11.2026

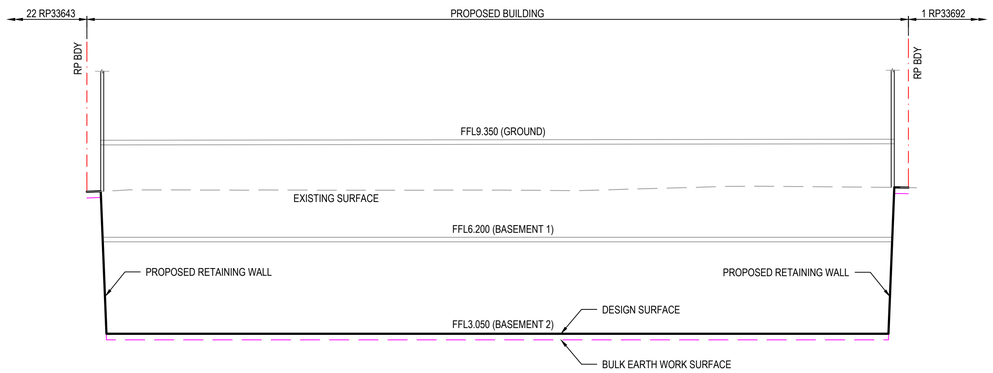
THIS PLAN MUST BE PLOTTED IN COLOUR FOR CORRECT DESIGN PRESENTATION



A P200 SECTION
SCALE 1:100



B P200 SECTION
SCALE 1:100



C P200 SECTION
SCALE 1:100

PRELIMINARY

0 1 2 3 4 5
SCALE 1:100

REV.	DATE:	AMENDMENT:	BY:	CHK:
C	13.07.26	GENERAL AMENDMENTS	BAJ	AAS
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CLIENT:
PROFILE ARCHITECTURE

SCALE: AS SHOWN
SHEET SIZE: A1
DATUM: AHD
DRAFTER: ZK
DESIGNER: ZK
ENGINEER: VK
APPROVED:

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PROJECT:
RESIDENTIAL DEVELOPMENT
123-125 RACECOURSE ROAD, ASCOT QLD 4007

PROJECT No.: 25298

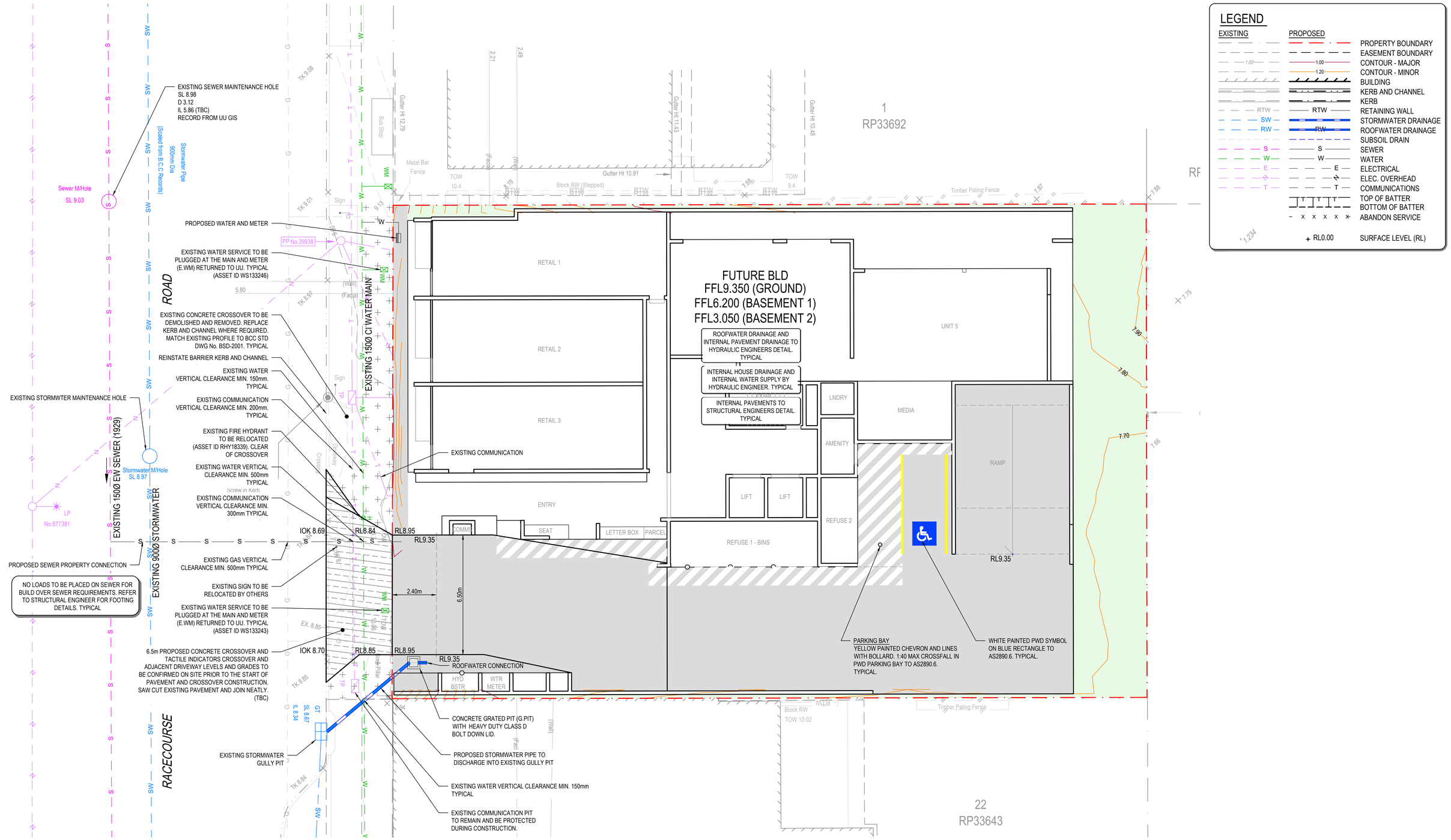
DRAWING TITLE:
PRELIMINARY BULK EARTHWORKS SECTIONS

DRAWING No.: P210

REV.: C

PLOTTED: 13.07.2026

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LAYOUT PLAN

SCALE 1:100

PRELIMINARY

SCALE 1:100

REV.	DATE:	AMENDMENT:	BY:	CHK:
D	02.11.26	GENERAL AMENDMENTS	BAJ	LW
C	13.07.26	GENERAL AMENDMENTS	BAJ	AAS
B	11.02.26	ISSUE FOR REVIEW	PS	AAS
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		APPROVED:	

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PROJECT: RESIDENTIAL DEVELOPMENT
123-125 RACECOURSE ROAD, ASCOT QLD 4007

PROJECT No.: 25298

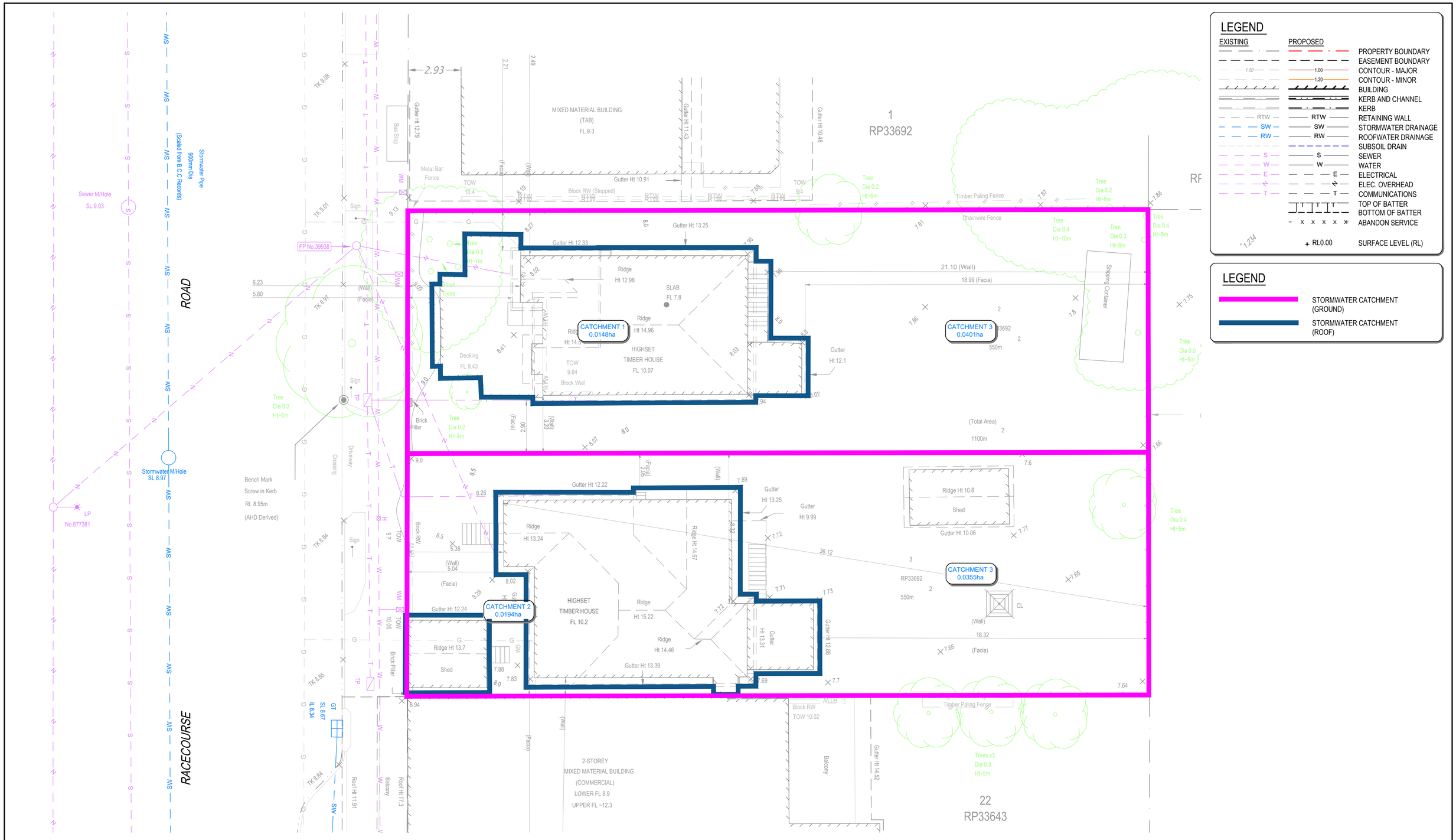
DRAWING TITLE: PRELIMINARY SERVICES LAYOUT PLAN

DRAWING No.: P300

REV.: D

PLOTTED: 02.11.2026

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LAYOUT PLAN

SCALE 1:100

PRELIMINARY

PLOTTED: 13.07.2026

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SCALE 1:100

REV.	DATE:	AMENDMENT:	BY:	CHK:
A	13.07.26	ORIGINAL ISSUE	BAJ	AAS

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SHEET SIZE:	A1	DESIGNER:	ZK
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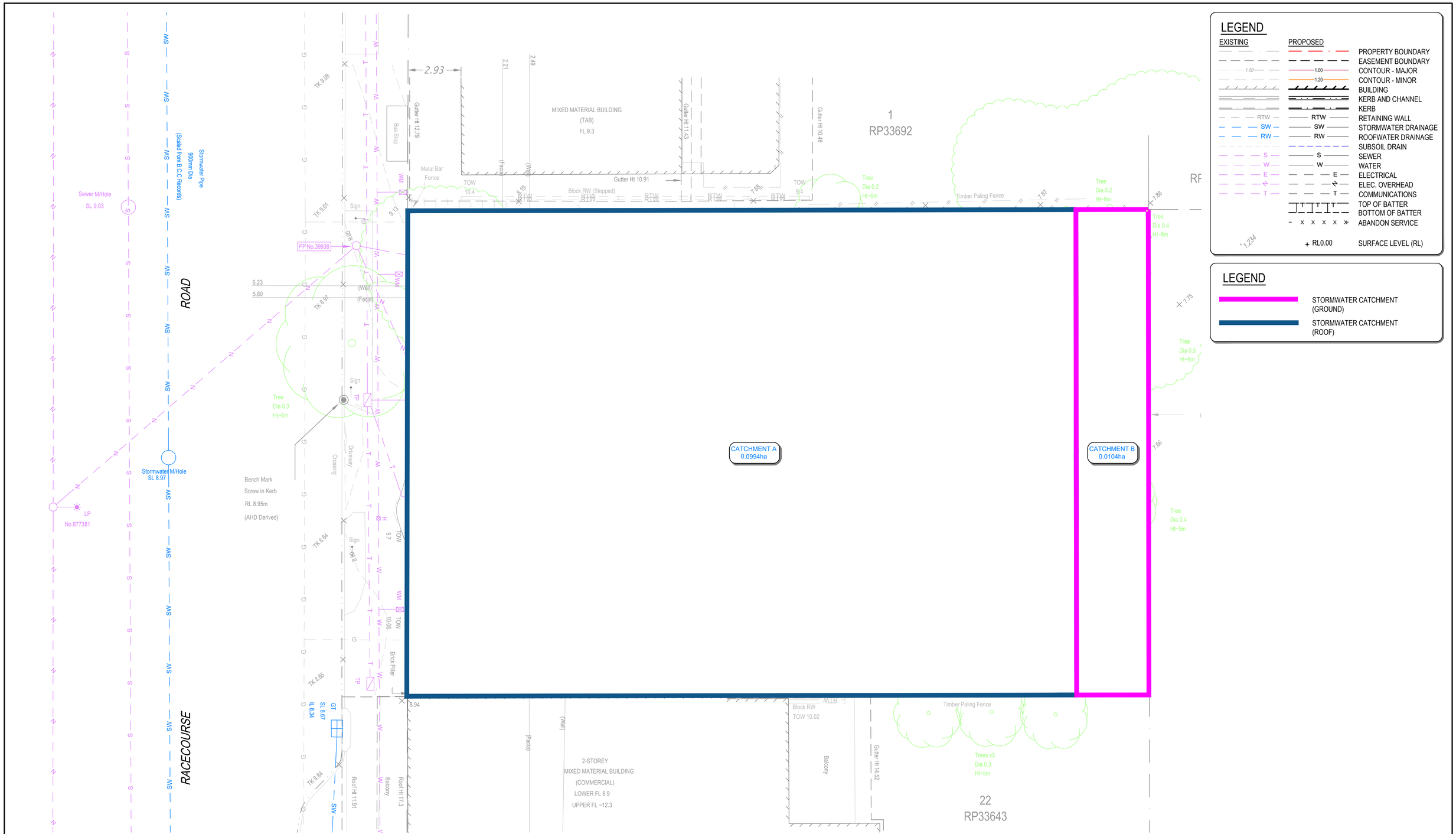
PROJECT: RESIDENTIAL DEVELOPMENT
123-125 RACECOURSE ROAD, ASCOT QLD 4007

PROJECT No.: 25298

DRAWING TITLE: PRELIMINARY STORMWATER PRE-DEVELOPMENT CATCHMENT LAYOUT PLAN

DRAWING No.: P400

REV.: A



LAYOUT PLAN

SCALE 1:100

LEGEND

EXISTING	PROPOSED
	PROPERTY BOUNDARY
	EASEMENT BOUNDARY
1.00	CONTOUR - MAJOR
	CONTOUR - MINOR
	BUILDING
	KERB AND CHANNEL
	KERB
RTW	RETAINING WALL
SW	STORMWATER DRAINAGE
RW	ROOFWATER DRAINAGE
	SUBSOIL DRAIN
S	SEWER
W	WATER
E	ELECTRICAL
	ELEC. OVERHEAD
T	COMMUNICATIONS
	TOP OF BATTER
	BOTTOM OF BATTER
	ABANDON SERVICE
1.234	RL0.00 SURFACE LEVEL (RL)

LEGEND

	STORMWATER CATCHMENT (GROUND)
	STORMWATER CATCHMENT (ROOF)

PRELIMINARY

SCALE 1:100

REV.	DATE:	AMENDMENT:	BY:	CHK:
B	02.11.26	GENERAL AMENDMENTS	BAJ	LW
A	13.07.26	ORIGINAL ISSUE	BAJ	AAS

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PROFILE ARCHITECTURE

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		APPROVED:	

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PROJECT:
RESIDENTIAL DEVELOPMENT
123-125 RACECOURSE ROAD, ASCOT QLD 4007

PROJECT No.: 25298

DRAWING TITLE:
PRELIMINARY STORMWATER POST-DEVELOPMENT CATCHMENT PLAN

DRAWING No.: P401

REV.: B

PLOTTED: 02.11.2026

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Appendix B - Erosion and Sediment Control Hazard Assessment Form

BRISBANE CITY COUNCIL ABN 72 002 765 795

Erosion Hazard Assessment

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

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

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

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

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

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

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

☐ ***A 'low' risk site***

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

☐ ***A 'medium' risk site***

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

☐ ***A 'high' risk site***

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

3 Site Information and Certification

Application number (if known)

Site address

123 RACECOURSE RD ASCOT
125 RACECOURSE RD ASCOT
QLD Postcode 4007

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)*

A. SHAW

Certifier's signature

A Shaw

Date

01 / 12 / 2025

© Brisbane City Council - Corporate Forms
Stock Code no. 262006

Assessment Table

Table 1: Low Risk Test

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

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

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

Table 2: Medium Risk Test

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

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

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

Table 3: High Risk Test

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

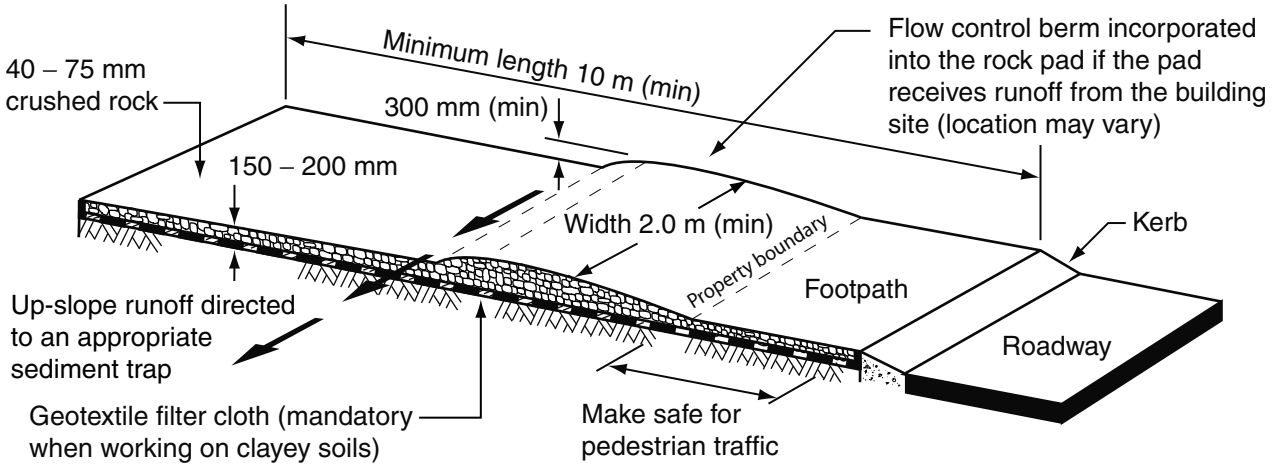
If you answered ***'No'*** to **ALL** of these questions, then the site is also **medium risk** with respect to erosion and sediment control.

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

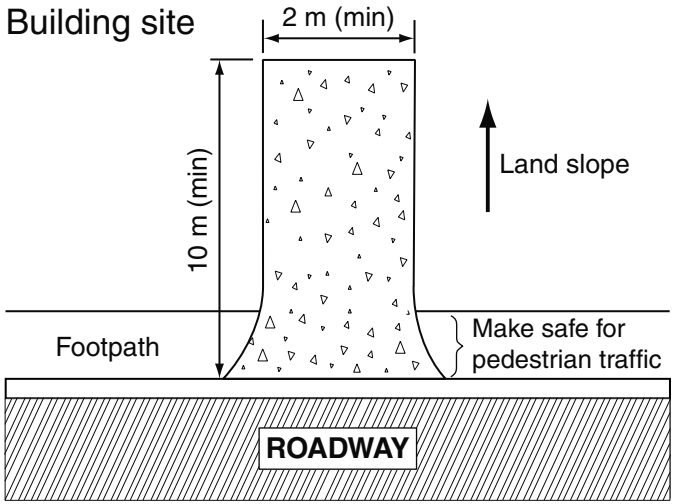
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Appendix C - IECA (Australasia) Standard Drawings

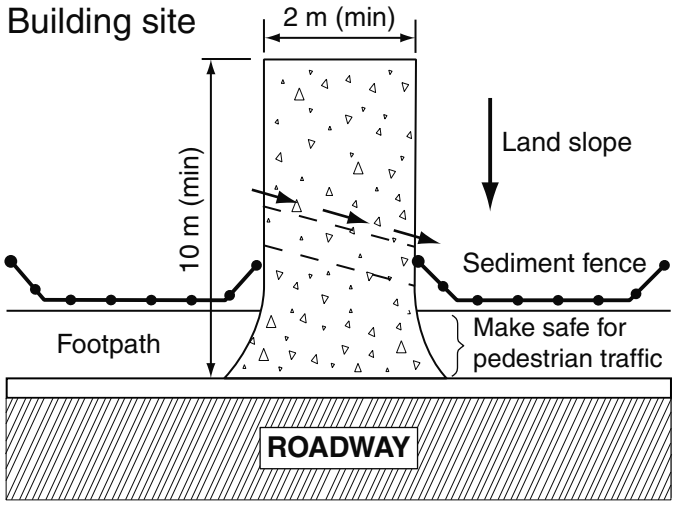
Available from: http://www.austieca.com.au/publications/book-6-standard-drawings



(a) Rock entry/exit pad for building sites



(b) Rock pad sloping away from road



(c) Rock pad sloping towards the road

CONSTRUCTION NOTES:

MATERIALS

ROCK: WELL GRADED, HARD, ANGULAR, EROSION RESISTANT ROCK, NOMINAL DIAMETER OF 40 TO 75mm.

FOOTPATH STABILISING AGGREGATE: 25 TO 50mm GRAVEL OR AGGREGATE (IF REQUIRED).

GEOTEXTILE FABRIC: HEAVY-DUTY, NEEDLE-PUNCHED, NON-WOVEN FILTER CLOTH ('BIDIM' A24 OR EQUIVALENT).

INSTALLATION

1. INSPECT ALL SITE ENTRY AND EXIT POINTS PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER RUNOFF-PRODUCING RAINFALL, OR OTHERWISE AT FORTNIGHTLY INTERVALS.

2. IF SAND, SOIL, SEDIMENT OR MUD IS TRACKED OR WASHED ONTO THE ADJACENT SEALED ROADWAY, THEN SUCH MUST BE PHYSICALLY REMOVED, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.

3. IF NECESSARY FOR SAFETY REASONS, THE ROADWAY SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE ROADWAY.

4. WHEN THE VOIDS BETWEEN THE ROCK BECOMES FILLED WITH MATERIAL AND THE EFFECTIVENESS OF THE ROCK PAD IS REDUCED TO A POINT WHERE SEDIMENT IS BEING TRACKED OFF THE SITE, A NEW 100mm LAYER OF ROCK MUST BE ADDED AND/OR THE ROCK PAD MUST BE EXTENDED.

5. ENSURE ANY ASSOCIATED DRAINAGE CONTROL MEASURES (e.g. FLOW CONTROL BERM) ARE MAINTAINED IN ACCORDANCE WITH THEIR DESIRED OPERATIONAL CONDITION.

6. DISPOSE OF SEDIMENT AND DEBRIS IN A MANNER THAT WILL NOT CREATE AN EROSION OR POLLUTION HAZARD.

Drawn:	Date:		
GMW	May-10	Rock Pads for Building Sites	ESC-01

Catchments & Creeks Pty Ltd

MATERIALS

FABRIC (LIGHT TRAFFIC AREAS):
HEAVY-DUTY, NEEDLE-PUNCHED, NON-WOVEN FILTER CLOTH ('BIDIM' A34 OR EQUIVALENT).

FABRIC (HEAVY TRAFFIC AREAS):
POLY-PROPYLENE, POLYAMIDE, NYLON, POLYESTER, OR POLYETHYLENE WOVEN OR NON-WOVEN REINFORCED FABRIC. THE FABRIC WIDTH SHOULD BE AT LEAST 700mm, WITH A MINIMUM UNIT WEIGHT OF 140g/m^2. FABRICS SHOULD CONTAIN ULTRAVIOLET INHIBITORS AND STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE (ULTRAVIOLET STABILITY EXCEEDING 70%).

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND DIMENSIONAL DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

2. ENSURE THAT THE INSTALLATION OF THE SEDIMENT TRAP WILL NOT CAUSE UNDESIRABLE SAFETY OR FLOODING ISSUES.

3. SELECT THE APPROPRIATE FABRIC FOR THE SITE CONDITIONS.

4. WRAP THE FABRIC AROUND OR OVER THE STORMWATER INLET GRATE IN SUCH A MANNER THAT PREVENTS ANY WATER ENTERING THE STORMWATER INLET WITHOUT PASSING THROUGH THE FABRIC.

5. ENSURE ALL OTHER FLOW ENTRY POINTS ARE COVERED WITH FABRIC SUCH THAT WATER CANNOT ENTER THE STORMWATER INLET WITHOUT PASSING THROUGH A SUITABLE FILTER.

6. TAKE ALL NECESSARY MEASURE TO MINIMISE SAFETY OR FLOODING RISK CAUSED BY OPERATION OF THE SEDIMENT TRAP.

MAINTENANCE

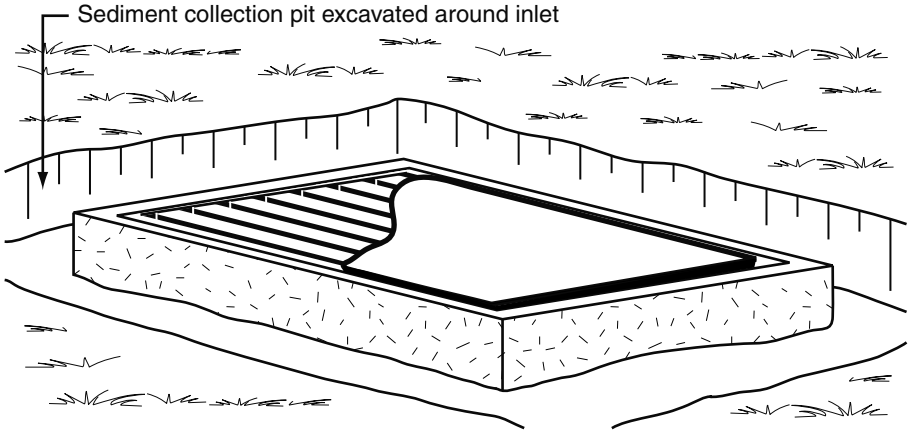
1. INSPECT THE BARRIER AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT AND MAKE REPAIRS AS NEEDED TO THE SEDIMENT TRAP.

2. REMOVE COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

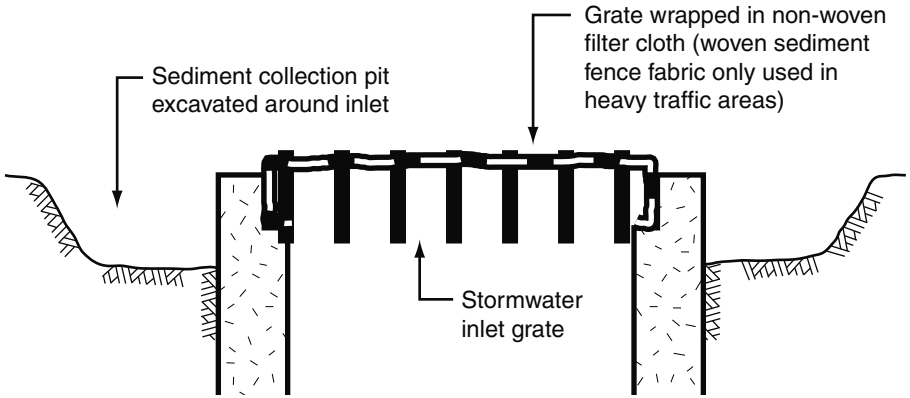
3. REPLACE THE FABRIC IF IT IS TORN OR DAMAGED.

4. SEDIMENT DEPOSITS SHOULD BE REMOVED IMMEDIATELY IF THEY REPRESENT A SAFETY RISK.

REMOVAL
1. WHEN THE UP-SLOPE DRAINAGE AREA HAS BEEN STABILISED, REMOVE ALL MATERIALS INCLUDED DEPOSITED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.



(a) Fabric wrap drop inlet protection with trench



(b) Typical details of excavated sediment collection trench

Drawn:	Date:		
GMW	May-10	Grated Stormwater (Field) Inlet Sediment Trap	ESC-02

Catchments & Creeks Pty Ltd

MATERIALS

SOCKS: MINIMUM 200mm DIAMETER SYNTHETIC OR BIODEGRADABLE TUBES MANUFACTURED FROM NON-WOVEN OR COMPOSITE FABRIC SUITABLE FOR THE 'FILTRATION' OF COARSE SEDIMENTS.

FILL MATERIAL: STRAW, CANE MULCH, COMPOSTED MATERIAL (AS4454), COARSE SAND, OR CLEAN AGGREGATE.

STAKES: MINIMUM 25 x 25mm TIMBER.

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

2. ENSURE THE SOCKS ARE PLACED INDIVIDUALLY OR COLLECTIVELY (AS A SINGLE SEDIMENT TRAP) SUCH THAT:
(i) LEAKAGE AROUND OR UNDER THE SOCKS IS MINIMISED;
(ii) ADJOINING SOCKS ARE TIGHTLY BUTTED OR OVERLAPPED AT LEAST 450mm;
(iii) THE SURFACE AREA OF POTENTIAL WATER PONDING UP-SLOPE OF EACH SEDIMENT TRAP IS MAXIMISED;
(iv) TO THE MAXIMUM DEGREE PRACTICAL, ALL SEDIMENT-LADEN WATER WILL PASS THROUGH THE FORMED POND BEFORE FLOWING OVER THE DOWN-SLOPE END OF THE SEDIMENT TRAP.

3. WHEN PLACED ACROSS THE INVERT OF MINOR DRAINS, ENSURE THE SOCKS ARE PLACED SUCH THAT:
(i) THE CREST OF THE DOWNSTREAM SOCK IS LEVEL WITH THE CHANNEL INVERT AT THE IMMEDIATE UPSTREAM SOCK (IF ANY);
(ii) EACH SOCK EXTENDS UP THE CHANNEL BANKS SUCH THAT THE CREST OF THE SOCK AT ITS LOWEST POINT IS LOWER THAN GROUND LEVEL AT EITHER END OF THE SOCK.

4. IF STAKES ARE REQUIRED TO ANCHOR THE SOCKS, THEIR SPACING DOES NOT EXCEEDING 1.2m OR SIX TIMES THE SOCK DIAMETER (WHICHEVER IS THE LESSER). A MAXIMUM STAKE SPACING OF 0.3m APPLIES WHEN USED TO FORM CHECK DAMS.

MAINTENANCE

1. INSPECT ALL FILTER SOCKS PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED PERIODS OF RAINFALL, AFTER SIGNIFICANT RUNOFF PRODUCING STORMS OR OTHERWISE AT WEEKLY INTERVALS.

2. REPAIR OR REPLACE DAMAGED SOCKS.

3. THE BULK OF THE SEDIMENT COLLECTED BEHIND THE FILTER SOCKS SHOULD BE REMOVED BY SHOVEL AFTER EACH STORM EVENT.

4. REMOVE COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

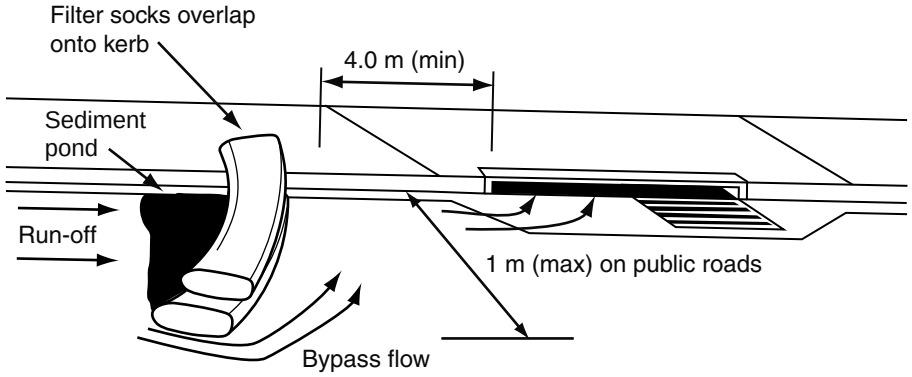
REMOVAL

1. ALL SAND, SOIL, SEDIMENT OR MUD MUST BE PHYSICALLY REMOVED FROM SEALED SURFACES, FIRST USING A SQUARE-EDGED SHOVEL, AND THEN A STIFF-BRISTLED BROOM, AND THEN BY A MECHANICAL VACUUM UNIT, IF AVAILABLE.

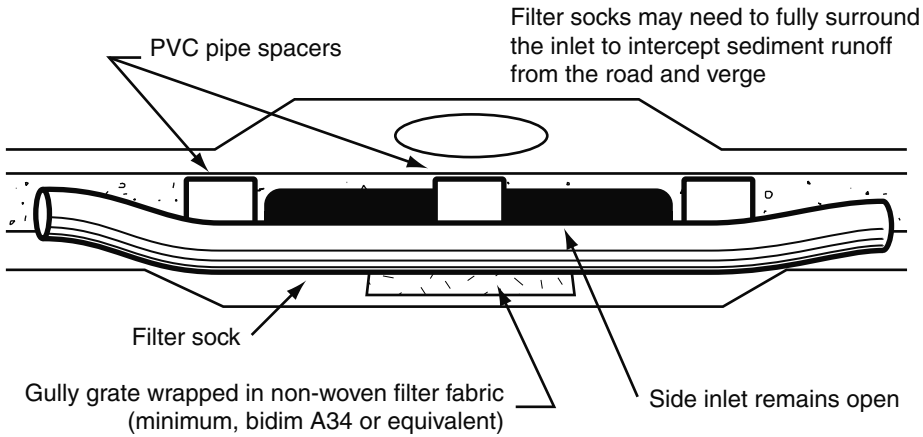
2. IF NECESSARY FOR SAFETY REASONS, THE SEALED SURFACE SHALL ONLY BE WASHED CLEAN AFTER ALL REASONABLE EFFORTS HAVE BEEN TAKEN TO SHOVEL AND SWEEP THE MATERIAL FROM THE SURFACE.

3. DISPOSE OF COLLECTED SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

4. ALL SYNTHETIC (PLASTIC) MESH OR OTHER NON READILY BIODEGRADABLE MATERIAL MUST BE REMOVED FROM THE SITE ONCE THE SLOPE OR DRAIN IS STABILISED, OR THE SOCKS HAVE DETERIORATED TO A POINT WHERE THEY ARE NO LONGER PROVIDING THEIR INTENDED DRAINAGE OR SEDIMENT CONTROL FUNCTION.



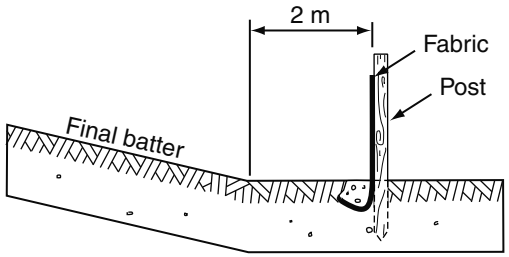
(a) On-grade kerb inlet sediment trap



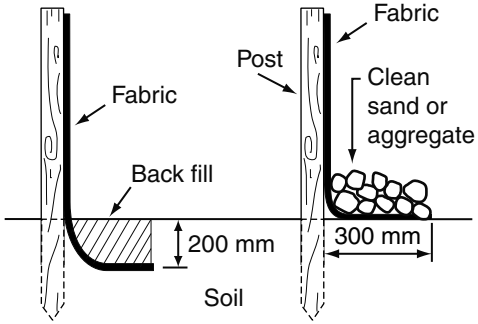
(b) Sag inlet sediment trap

Drawn:	Date:		
GMW	Dec-09	Kerb Inlet Sediment Traps	ESC-03

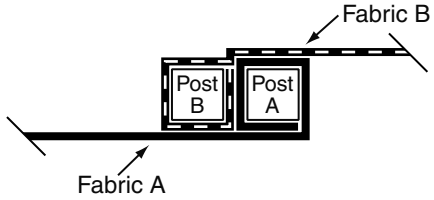
Catchments & Creeks Pty Ltd



(a) Location of fence relative to base of slope

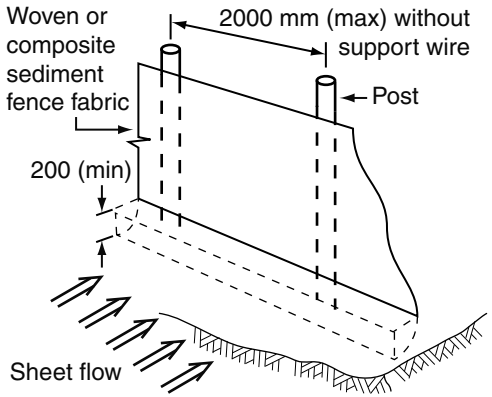


(b) Anchoring base of fabric

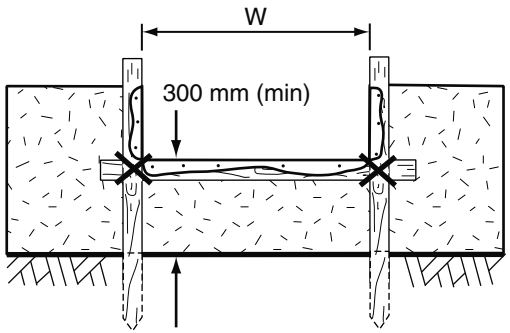


Fabric to fold around each stake one full turn.
Stake B to be drive tightly against Stake A.
The tops of both stakes to be secured with wire.

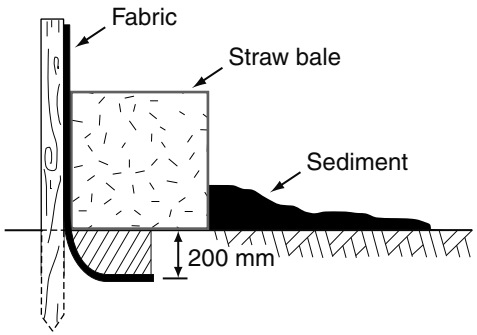
(c) Joining fabric - Method 1



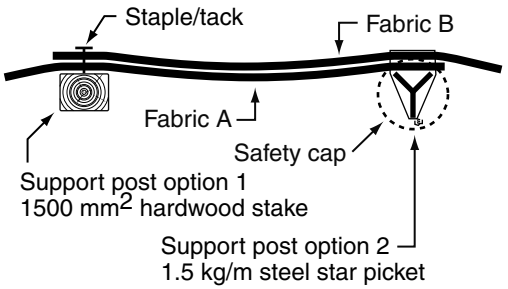
(d) Installation without backing support



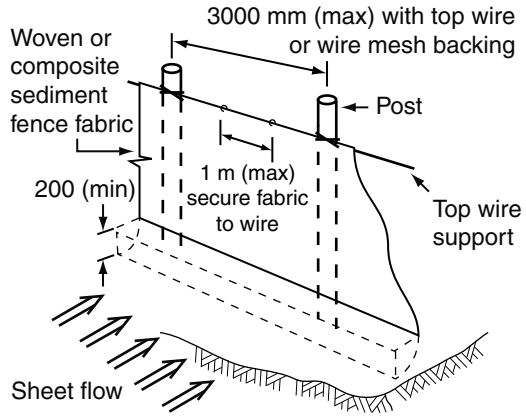
(e) Spill-through weir



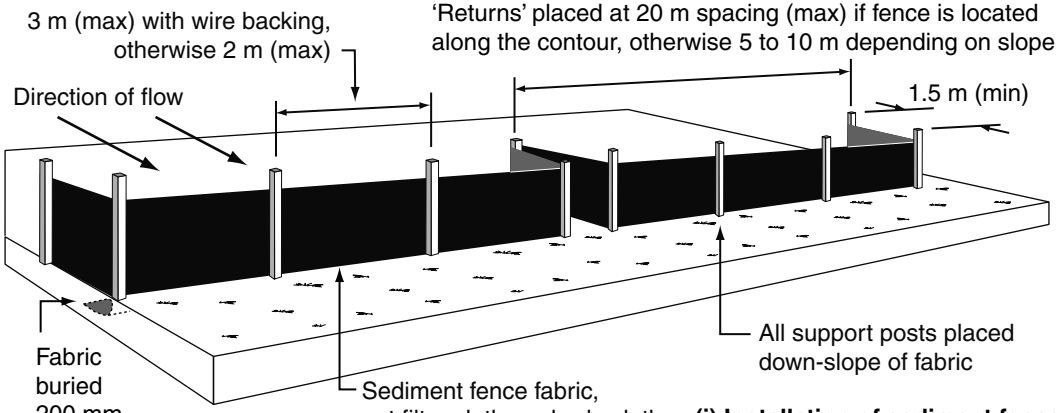
(f) Placement of up-slope straw bale



(g) Joining fabric - Method 2



(h) Installation with top wire support



(i) Installation of sediment fence

Notes:

1. Sediment fence to be installed along a line of constant ground elevation wherever practical.
2. Both end of the sediment fence to extend up the slope at least 1m.
3. Support post to be spaced a maximum 2m unless the fence is supported by a top wire or wire mesh backing, in which case 3m maximum spacing.
4. Fence 'returns' shall be installed at maximum 20m spacing if fence is installed along the contour, otherwise 5 to 10m maximum spacing.
5. Minimum 4 staples or tie wires per stake.

Drawn:	Date:		
GMW	Dec-09	Sediment Fence	ESC-04

Catchments & Creeks Pty Ltd

MATERIALS

FABRIC: POLYPROPYLENE, POLYAMIDE, NYLON, POLYESTER, OR POLYETHYLENE WOVEN OR NON-WOVEN FABRIC, AT LEAST 700mm IN WIDTH AND A MINIMUM UNIT WEIGHT OF 140g/m^2. ALL FABRICS TO CONTAIN ULTRAVIOLET INHIBITORS AND STABILISERS TO PROVIDE A MINIMUM OF 6 MONTHS OF USEABLE CONSTRUCTION LIFE (ULTRAVIOLET STABILITY EXCEEDING 70%).

FABRIC REINFORCEMENT: WIRE OR STEEL MESH MINIMUM 14-GAUGE WITH A MAXIMUM MESH SPACING OF 200mm.

SUPPORT POSTS/STAKES: 1500mm^2 (MIN) HARDWOOD, 2500mm^2 (MIN) SOFTWOOD, OR 1.5kg/m (MIN) STEEL STAR PICKETS SUITABLE FOR ATTACHING FABRIC.

INSTALLATION

1. REFER TO APPROVED PLANS FOR LOCATION, EXTENT, AND REQUIRED TYPE OF FABRIC (IF SPECIFIED). IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, EXTENT, FABRIC TYPE, OR METHOD OF INSTALLATION CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

2. TO THE MAXIMUM DEGREE PRACTICAL, AND WHERE THE PLANS ALLOW, ENSURE THE FENCE IS LOCATED:
(i) TOTALLY WITHIN THE PROPERTY BOUNDARIES;
(ii) ALONG A LINE OF CONSTANT ELEVATION WHEREVER PRACTICAL;
(iii) AT LEAST 2m FROM THE TOE OF ANY FILLING OPERATIONS THAT MAY RESULT IN SHIFTING SOIL/FILL DAMAGING THE FENCE.

3. INSTALL RETURNS WITHIN THE FENCE AT MAXIMUM 20m INTERVALS IF THE FENCE IS INSTALLED ALONG THE CONTOUR, OR 5 TO 10m MAXIMUM SPACING (DEPENDING ON SLOPE) IF THE FENCE IS INSTALLED AT AN ANGLE TO THE CONTOUR. THE 'RETURNS' SHALL CONSIST OF EITHER:
(i) V-SHAPED SECTION EXTENDING AT LEAST 1.5m UP THE SLOPE; OR
(ii) SANDBAG OR ROCK/AGGREGATE CHECK DAM A MINIMUM 1/3 AND MAXIMUM 1/2 FENCE HEIGHT, AND EXTENDING AT LEAST 1.5m UP THE SLOPE.

4. ENSURE THE EXTREME ENDS OF THE FENCE ARE TURNED UP THE SLOPE AT LEAST 1.5m, OR AS NECESSARY, TO MINIMISE WATER BYPASSING AROUND THE FENCE.

5. ENSURE THE SEDIMENT FENCE IS INSTALLED IN A MANNER THAT AVOIDS THE CONCENTRATION OF FLOW ALONG THE FENCE, AND THE UNDESIRABLE DISCHARGE OF WATER AROUND THE ENDS OF THE FENCE.

6. IF THE SEDIMENT FENCE IS TO BE INSTALLED ALONG THE EDGE OF EXISTING TREES, ENSURE CARE IS TAKEN TO PROTECT THE TREES AND THEIR ROOT SYSTEMS DURING INSTALLATION OF THE FENCE. DO NOT ATTACH THE FABRIC TO THE TREES.

7. UNLESS DIRECTED BY THE SITE SUPERVISOR OR THE APPROVED PLANS, EXCAVATE A 200mm WIDE BY 200mm DEEP TRENCH ALONG THE PROPOSED FENCE LINE, PLACING THE EXCAVATED MATERIAL ON THE UP-SLOPE SIDE OF THE TRENCH.

8. ALONG THE LOWER SIDE OF THE TRENCH, APPROPRIATELY SECURE THE STAKES INTO THE GROUND SPACED NO GREATER THAN 3m IF SUPPORTED BY A TOP SUPPORT WIRE OR WEIR MESH BACKING, OTHERWISE NO GREATER THAN 2m.

9. IF SPECIFIED, SECURELY ATTACH THE SUPPORT WIRE OR MESH TO THE UP-SLOPE SIDE OF THE STAKES WITH THE MESH EXTENDING AT LEAST 200mm INTO THE EXCAVATED TRENCH. ENSURE THE MESH AND FABRIC IS ATTACHED TO THE UP-SLOPE SIDE OF THE STAKES EVEN WHEN DIRECTING A FENCE AROUND A CORNER OR SHARP CHANGE OF DIRECTION.

10. WHEREVER POSSIBLE, CONSTRUCT THE SEDIMENT FENCE FROM A CONTINUOUS ROLL OF FABRIC. TO JOIN FABRIC EITHER:
(i) ATTACH EACH END TO TWO OVERLAPPING STAKES WITH THE FABRIC FOLDING AROUND THE ASSOCIATED STAKE ONE TURN, AND WITH THE TWO STAKES TIED TOGETHER WITH WIRE; OR
(ii) OVERLAP THE FABRIC TO THE NEXT ADJACENT SUPPORT POST.

11. SECURELY ATTACH THE FABRIC TO THE SUPPORT POSTS USING 25 X 12.5mm STAPLES, OR TIE WIRE AT MAXIMUM 150mm SPACING.

12. SECURELY ATTACH THE FABRIC TO THE SUPPORT WIRE/MESH (IF ANY) AT A MAXIMUM SPACING OF 1m.

13. ENSURE THE COMPLETED SEDIMENT FENCE IS AT LEAST 450mm, BUT NOT MORE THAN 700mm HIGH. IF A SPILL-THOUGH WEIR IS INSTALLED, ENSURE THE CREST OF THE WEIR IS AT LEAST 300mm ABOVE GROUND LEVEL.

14. BACKFILL THE TRENCH AND TAMP THE FILL TO FIRMLY ANCHOR THE BOTTOM OF THE FABRIC AND MESH TO PREVENT WATER FROM FLOWING UNDER THE FENCE.

ADDITIONAL REQUIREMENTS FOR THE INSTALLATION OF A SPILL-THROUGH WEIR

1. LOCATE THE SPILL-THROUGH WEIR SUCH THAT THE WEIR CREST WILL BE LOWER THAN THE GROUND LEVEL AT EACH END OF THE FENCE.

2. ENSURE THE CREST OF THE SPILL-THROUGH WEIR IS AT LEAST 300mm THE GROUND ELEVATION.

3. SECURELY TIE A HORIZONTAL CROSS MEMBER (WEIR) TO THE SUPPORT POSTS/ STAKES EACH SIDE OF THE WEIR. CUT THE FABRIC DOWN THE SIDE OF EACH POST AND FOLD THE FABRIC OVER THE CROSS MEMBER AND APPROPRIATELY SECURE THE FABRIC.

4. INSTALL A SUITABLE SPLASH PAD AND/OR CHUTE IMMEDIATELY DOWN-SLOPE OF THE SPILL-THROUGH WEIR TO CONTROL SOIL EROSION AND APPROPRIATELY DISCHARGE THE CONCENTRATED FLOW PASSING OVER THE WEIR.

MAINTENANCE

1. INSPECT THE SEDIMENT FENCE AT LEAST WEEKLY AND AFTER ANY SIGNIFICANT RAIN. MAKE NECESSARY REPAIRS IMMEDIATELY.

2. REPAIR ANY TORN SECTIONS WITH A CONTINUOUS PIECE OF FABRIC FROM POST TO POST.

3. WHEN MAKING REPAIRS, ALWAYS RESTORE THE SYSTEM TO ITS ORIGINAL CONFIGURATION UNLESS AN AMENDED LAYOUT IS REQUIRED OR SPECIFIED.

4. IF THE FENCE IS SAGGING BETWEEN STAKES, INSTALL ADDITIONAL SUPPORT POSTS.

5. REMOVE ACCUMULATED SEDIMENT IF THE SEDIMENT DEPOSIT EXCEEDS A DEPTH OF 1/3 THE HEIGHT OF THE FENCE.

6. DISPOSE OF SEDIMENT IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

7. REPLACE THE FABRIC IF THE SERVICE LIFE OF THE EXISTING FABRIC EXCEEDS 6-MONTHS.

REMOVAL

1. WHEN DISTURBED AREAS UP-SLOPE OF THE SEDIMENT FENCE ARE SUFFICIENTLY STABILISED TO RESTRAIN EROSION, THE FENCE MUST BE REMOVED.

2. REMOVE MATERIALS AND COLLECTED SEDIMENT AND DISPOSE OF IN A SUITABLE MANNER THAT WILL NOT CAUSE AN EROSION OR POLLUTION HAZARD.

3. REHABILITATE/REVEGETATE THE DISTURBED GROUND AS NECESSARY TO MINIMISE THE EROSION HAZARD.

Drawn:	Date:		
GMW	May-10	Sediment Fence	ESC-05

Catchments & Creeks Pty Ltd

Appendix D - Brisbane City Council Flood Report

FloodWise Property Report

123 RACECOURSE RD, ASCOT 4007
Lot 3 on RP33692

Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

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

This property has no flood levels

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

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

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





Are you resilient and ready for flood?

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

Life threatening emergencies **000** Police/fire/ambulance (mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

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

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

Property Information Summary

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

Property Summary	Level (mAHD) / Comment	Data Quality Code
Minimum ground level	7.5	C
Maximum ground level	9.0	C
Indicative existing floor level	8.0	C

Flood Planning and Development Information

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

Flood overlay code

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

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

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

Coastal hazard overlay code

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

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

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

Useful Flood Information Definitions

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

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

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

Data quality

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

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

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

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

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

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

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

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

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

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

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

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

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

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

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

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

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

Disclaimer

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



Planning to build or renovate?

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

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

FloodWise Property Report

125 RACECOURSE RD, ASCOT 4007
Lot 2 on RP33692

Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

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

This property has no flood levels

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

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

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





Are you resilient and ready for flood?

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

Life threatening emergencies **000** Police/fire/ambulance (mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

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

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

Property Information Summary

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

Property Summary	Level (mAHD) / Comment	Data Quality Code
Minimum ground level	7.5	C
Maximum ground level	9.3	C
Indicative existing floor level	8.3	C

Flood Planning and Development Information

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

Flood overlay code

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

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

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

Coastal hazard overlay code

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

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

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

Useful Flood Information Definitions

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

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

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

Data quality

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

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

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

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

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

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

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

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

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

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

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

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

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

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

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

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

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

Disclaimer

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



Planning to build or renovate?

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

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

Appendix E - Brisbane City Council Development Codes

Filling and Excavation Code

9.4.3.3 Assessment criteria

Table 9.4.3.3.A—Filling and Excavation Code

Table 9.4.3.3.A—Filling and Excavation Code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	**AO1** Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.	The proposed development will involve building retaining walls for the proposed basement carpark.
PO2 Development of a retaining wall proposed as a result of filling or excavation: (a) is designed and constructed to be fit for purpose; (b) does not impact adversely on significant vegetation; (c) is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	**AO2.1** Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site; (b) if the total height to be retained is greater than 1m, then: (i) the retaining wall at the property boundary is no greater than 1m above the ground level; (ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	The proposed development will involve building retaining walls for the proposed basement carpark and all structures are contained within the site.

Table 9.4.3.3.A—Filling and Excavation Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	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 Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	The proposed development will involve building retaining walls for the proposed basement carpark and all structures are contained within the site.
	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.	The proposed development will involve building retaining walls for the proposed basement carpark and all structures are contained within the site.
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble or debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy.	The proposed development ensures clean fill is used for all filling works, free from construction rubble, debris, weed seed, or undesirable plant species.
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 Infrastructure design planning scheme policy; (b) where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	Not applicable.
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.	The proposed development ensures the protection of services and public utilities and ensures that any alteration or relocation of services or public utilities meet the standards specifications of the responsible service authority.

Table 9.4.3.3.A—Filling and Excavation Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	The proposed development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off, or ponding of stormwater on adjacent land. All flows and subsoil drainage are directed to a lawful point of discharge.
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. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	**AO6** Filling or excavation does not involve the construction of open drainage.	The proposed development does not involve the construction of open drainage as part of the filling or excavation works, ensuring that stormwater management requirements are appropriately addressed without the need for natural channel design.
PO7 Development for filling or excavation: (a) does not degrade water quality or adversely affect environmental values in receiving waters; (b) ensures site sediment and erosion control standards are best practice.	**AO7.1** Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	The proposed development ensures filling and excavation works do not degrade water quality or impact environmental values in receiving waters. Best practice sediment and erosion control measures will be implemented.
	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.	The proposed development ensures filling and excavation works do not degrade water quality or impact environmental values in receiving waters. Best practice sediment and erosion control measures will be implemented.

Table 9.4.3.3.A—Filling and Excavation Code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**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.	The proposed development is managed to prevent or minimise adverse impacts from noise and dust at nearby sensitive uses.
	AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	The proposed development is managed to minimise adverse impacts from noise and dust at nearby sensitive uses. All filling and excavation activities will comply.
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.D, Table 9.4.3.3.E, Table 9.4.3.3.F and Table 9.4.3.3.G. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	The proposed development ensures vibration from filling or excavation does not cause ground-borne vibration beyond the site boundary, maintaining amenity for surrounding properties and aligning with applicable vibration criteria.
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	**AO10** Development ensures that heavy trucks hauling material to and from the site: (a) occur for a maximum of 3 weeks; (b) use a major road to access the site; (c) only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	The proposed development ensures that heavy trucks hauling material to and from the site do not impact the amenity of established areas. Haulage activities will comply.

123-125 RACECOURSE RD, ASCOT QLD 4007

Filling and Excavation Code

Table 9.4.3.3.A—Filling and Excavation Code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	**AO11** Development does not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; (b) filling with material containing a contaminant.	The proposed development protects the environment and community health by avoiding excavation on land previously used for notifiable activities or listed on the Environmental Management Register or Contaminated Land Register.
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; (c) drainage and stormwater measures to reduce and adverse impacts on the landscape; (d) stormwater harvesting to be maximized and any adverse impacts of stormwater minimized; (e) reticulated irrigation to all artificial growing environments. Note—The landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	**AO12.1** Development provides drainage for artificial growing environments which is connected to the stormwater drain.	The proposed development incorporates landscaping that supports water conservation and includes water sensitive urban design features to optimise stormwater use. Drainage for all artificial growing environments is connected to the stormwater drainage system, ensuring efficient water management and reduced environmental impact.
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilized to meet the irrigation demand of the development before alternative irrigation sources are utilized and is in compliance with the standards in the Landscape design planning scheme policy.	The proposed development maximises the use of harvested stormwater to meet irrigation demands before relying on alternative sources.
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	All areas of pavement, turf, landscaping, and mulched garden beds will be appropriately drained to manage stormwater effectively.

Table 9.4.3.3.A—Filling and Excavation Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	Proposed development will comply.
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.	The proposed development does not involve the creation of canals or artificial waterways, thereby avoiding any adverse impacts on coastal resources and processes.

Infrastructure Design Code

9.4.4.3 Assessment criteria

Table 9.4.4.3.A—Infrastructure Design Code

Table 9.4.4.3.A—Infrastructure Design Code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	**AO8.1** Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	The proposed development will provide refuse and recycling collection and storage facilities in accordance with the Refuse Planning Scheme Policy, ensuring they are appropriately located and managed to minimise impacts on building occupants, neighbouring properties, and the public realm.
	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	The proposed development will ensure that the location and design of refuse and recycling collection and storage facilities do not generate odour, noise, or visual impacts that would affect the amenity of the site or adjoining land uses, in accordance with the Refuse Planning Scheme Policy.
PO9 Development ensures that: (a) land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; (b) the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	**AO9.1** Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	The proposed development will ensure that reticulated water and sewerage services are in place prior to the commencement of use, providing adequate servicing for urban purposes and meeting the required standards for intended use and fire-fighting purposes.

Table 9.4.4.3.A—Infrastructure Design Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	The proposed development provides the lot with reticulated water supply and sewerage services to a standard acceptable to the distributor–retailer, ensuring reliable and compliant infrastructure for urban use.
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	**AO10.1** Development provides public utilities and street lighting which are located and aligned to: (a) avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; (b) minimise earthworks; (c) avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	The proposed development provides public utilities and street lighting using current or alternative technologies that support accessibility, easy maintenance, and minimal environmental impact. All infrastructure is located and aligned to avoid significant native vegetation, minimise earthworks, and avoid crossing sensitive environmental areas unless necessary, in which case minimal-disturbance methods such as tunnel boring are used and areas are fully restored.
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	The proposed development provides compatible public utility and street lighting services that are co-located in common trenching for underground installation, promoting efficiency, ease of maintenance, and reduced environmental and construction impacts.
	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.	The proposed development provides public utilities and street lighting that are designed and constructed in accordance with the public utilities standards outlined in the Infrastructure Design Planning Scheme Policy, ensuring reliable, efficient, and low-maintenance infrastructure.

Table 9.4.4.3.A—Infrastructure Design Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	The proposed development ensures land used for urban purposes is adequately serviced by providing electricity, telecommunications, and gas services where practicable.
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	**AO14** Development provides public signage: (a) at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; (b) which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	The proposed development provides public signage at key locations such as public transport interchanges, stops, public spaces, and centre entrances.
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: (a) safe movement of intended users; (b) an attractive appearance appropriate to the general surroundings and any adjacent structures; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) current and future services. Note—All bridges and elevated and associated elements	**AO17** Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	Not applicable. Development proposal does not include the provision of bridges, tunnels, elevated structures and water access structures.

Table 9.4.4.3.A—Infrastructure Design Code		
Performance outcomes	**Acceptable outcomes**	**Response**
must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the general surroundings; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) future widening; (g) current and future services; (h) minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not applicable. Development proposal does not include the provision of culverts.
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) minimal whole-of-life cost;	**AO19** Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	Not applicable to this development.

Table 9.4.4.3.A—Infrastructure Design Code		
Performance outcomes	**Acceptable outcomes**	**Response**
(e) longevity; (f) minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
If for development with a gross floor area greater than 1,000m^2		
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. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	**AO20** Development ensures that during construction: (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.	The proposed development will comply.
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO21.1** Development ensures that demolition and construction: (a) only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; (b) do not occur over periods greater than 6 months.	The proposed development will ensure that demolition and construction activities occur only between 6:30am and 6:30pm, Monday to Saturday (excluding public holidays), and are limited to a duration of no more than 6 months. This minimises adverse noise and dust impacts, including at nearby sensitive uses.
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	The proposed development will ensure that construction and demolition activities do not release dust emissions beyond the site boundary, effectively controlling dust and

Table 9.4.4.3.A—Infrastructure Design Code		
Performance outcomes	**Acceptable outcomes**	**Response**
		minimising impacts on surrounding properties.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	The proposed development ensures that construction and demolition activities do not involve asbestos-containing materials, thereby safeguarding public health and complying with relevant regulations.
PO22 Development ensures that: (a) construction and demolition do not result in damage to surrounding property as a result of vibration; (b) vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	The proposed development ensures that construction and demolition activities are managed to avoid generating noticeable levels of vibration, thereby preventing damage to surrounding properties and maintaining compliance with the relevant vibration criteria.

Operational Works Code

9.4.6.3 Assessment criteria

Part B— Criteria for assessable development

Table 9.4.6.C—Operational Works Code

Table 9.4.6.3.C—Operational Works Code		
Performance outcomes	**Acceptable outcomes**	**Response**
PO1 Development for operational work: (a) is designed and constructed to the standards in the Compensatory earthworks planning scheme policy, Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy; (b) is integrated and consistent with the future development envisaged on the site by the planning scheme.	**AO1** Development for operational work is undertaken in accordance with the standards specified in the requirements for another relevant permit as identified in the decision notice for a development approval.	The proposed development for operational work is designed and constructed in accordance with the standards outlined in the Compensatory Earthworks, Infrastructure Design, and Transport, Access, Parking, and Servicing Planning Scheme Policies. It is integrated with the future development envisaged by the planning scheme and meets the requirements specified in the relevant permits as identified in the development approval decision notice.
PO2 Development for operational work implements measures to prevent or minimise adverse impacts, including sleep disturbance, at a sensitive use due to noise and dust. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO2.1** Development for operational work only occurs between 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	The proposed operational work will take place between 6:30am and 6:30pm, Monday to Saturday, excluding public holidays, to minimise noise and dust impacts on sensitive uses, with a noise and dust management plan in place.
	AO2.2 Development for operational work is undertaken in accordance with the standards specified in the requirements for another relevant permit as identified in the decision notice for a development approval.	The proposed operational work will be undertaken in accordance with the standards specified in the requirements of any relevant permit identified in the development approval decision notice.

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