March 2026

MNCE Reference: C6638

CODE COMPLIANCE REPORT
For
Brisbane City Council

312 St Vincents Road, Banyo

Commissioned By
BluePrime Monet Pty Ltd

BRISBANE OFFICE
5/63 Annerley Road, Woolloongabba QLD 4102
PO Box 8380, Woolloongabba QLD 4102
T 07 3255 1877 F 07 3255 1878
W mnce.com.au ABN 68 678 825 458

IPSWICH OFFICE
18 Canning Street, North Ipswich QLD 4305
PO Box 2118, North Ipswich QLD 4305
T 07 3281 6603 F 07 3281 6602

MILANOVIC NEALE
CONSULTING ENGINEERS

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1 REPORT SUMMARY INFORMATION

A development application for a reconfiguration of lot (1 into 2) is planned to be lodged over Lot 49 on RP45569 at 312 St Vincents Road, Banyo. The site is located within the Brisbane City Council local government area and has a total area of approximately 0.06ha. Figure 1.1 below provides an aerial locality of the site and adjacent areas.

Figure 1.1: Subject site bound by St Vincents Road to the South and Eames Street to the West
(BCC City Plan 2014)

The site generally falls in a westerly direction at a grade of approximately 1.5% and associated flows are currently considered to report to an existing stormwater gully approximately 100m north west of the site. This structure is then thought to discharge to an existing concrete line drainage channel which runs adjacent to the railway corridor. Refer Figure 1.2 for associated Council as-constructed stormwater drainage infrastructure mapping.

Figure 1.2: Council Stormwater Infrastructure Mapping (BCC Community Maps)

2 INFRASTRUCTURE DESIGN CODE

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
PO1 Development provides roads, pavement, edging and landscaping which: a. Are designed and constructed in accordance with the road hierarchy; b. Provide for safe travel for pedestrians, cyclists and vehicles; c. Provide access to properties for all modes; d. Provide utilities; e. Provide high levels of aesthetics and amenity, improved liveability and future growth; f. Provide for the amelioration of noise and other pollution; g. Provide a high quality streetscape; h. Provide a low maintenance asset with a minimal whole-of-life cost. *Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.*	**AO1** Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the **Infrastructure Design Planning Scheme *Policy*.**	AO	Road pavement surface and kerb and channel is already present along the frontage and the verge profiles are generally in accordance with BCC standard cross falls. Any required works can be conditioned.	
PO2 Development provides road pavement surfaces which: a. Are well designed and constructed b. Durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. Ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater runoff and	**AO2** Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the **Infrastructure Design Planning Scheme Policy.**	AO	Road pavement surface and kerb and channel is already present along the frontage and the verge profiles are generally in accordance with BCC standard cross falls. Any required works can be conditioned.	

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
the preservation of all-weather access; d. Allow for reasonable travel comfort.				
PO3 Development provides a pavement edge which is designed and constructed to: a. Control vehicle movements by delineating the carriageway for all users; b. Provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	**AO3** Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the **Infrastructure Design Planning Scheme Policy.**	AO	Road pavement surface and kerb and channel is already present along the frontages and the verge profiles are generally in accordance with BCC standard cross falls. Any required works can be conditioned.	
PO4 Development provides verges which are designed and constructed to: 1. Provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; 2. Provide a sufficient area for public utility services; 3. Be maintainable by the Council.	**AO4** Development provides verges which are designed and constructed in compliance with the road corridor design standards and the streetscape locality advice standards in the **Infrastructure Design Planning Scheme Policy.**	AO	Road pavement surface and kerb and channel is already present along the frontage and the verge profiles are generally in accordance with BCC standard cross falls. Any required works can be conditioned.	
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: a. Allows equitable access for all modes. b. Is safe and secure; c. Has 24 hour access; d. Is a low-speed shared zone environment; e. Has a high-quality streetscape.	**AO5** Development provides a lane or laneway in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: a. An effective, high-quality paved roadway; b. An effective, high-quality roadway kerb and channel; c. Safe, high-quality vehicle crossings over channel and verges; d. Safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e. Safe vehicle access to the site that enables ingress and egress in a forward gear; f. Provision of and alterations to public utilities; g. Effective drainage; h. Appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	**AO6** Development of existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the **Infrastructure Design Planning Scheme Policy.** a. Concrete kerb and channel; b. Forming and grading to verges; c. Crossing over channels and verges; d. A constructed bikeway; e. A constructed verge or reconstruction of any damaged verge; f. Construction of the carriageway; g. Payment of costs for required alterations to public utility mains, services or installations; h. Construction of and required alterations to public utility mains, services or installations; i. Drainage Works; j. Installation of electrical conduits.	AO	Road pavement surface and kerb and channel is already present along the frontage and the verge profiles are generally in accordance with BCC standard cross falls. Any required works can be conditioned.	
PO7 Development which provides both cycle and walking routes which: a. Are located, designed and constructed to their network classification (where applicable); b. Provide a safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes;	**AO7** Development provides cycle and walking routes which are located, designed and constructed in compliance with road corridor design and off-road pathway standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
c. Provide a safe and comfortable access to properties for pedestrians and cyclists; d. Incorporate water sensitive urban design into the stormwater drainage; e. Provide for utilities f. Provide for a high level of aesthetics and amenity improved liveability and future growth; g. Are a low-maintenance asset with a minimal whole-life-cost; h. Minimise the clearing of significant native vegetation. *Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.*				
PO8 Development provides refuse and recycling collection, separation and storage facilities that area located and managed so that adverse impacts building occupants, neighbouring properties and the public realm are minimised.	**AO8.1** Development provided refuse and recycling collection and storage facilities in accordance with Refuse Planning Scheme Policy.	AO	Refuse and recycling is expected to occur from the road frontage. No storage facilities are proposed.	
	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.	AO	Refuse and recycling storage onsite is proposed by Council supplied wheelie bins.	

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
	Note—Refer to the Refuse planning scheme policy for further guidance.			
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 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 commenced.	AO	Water and Sewer will be designed and constructed accordingly. A 'Water Approval' will be requested from QUU.	
	AO9.2 Development provided the lot with reticulated water supply and sewerage to a standard acceptable to the distributor-retailer.	AO	Water and Sewer will be designed and constructed accordingly. A 'Water Approval' will be requested from QUU.	
PO10 Development provided public utilities and street lighting which are best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life coats, 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 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.*	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
	AO10.2 Development provides compatible public utility services and street lighting services which are co-located in common trenching for underground services.	N/A		
	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	**AO11** Development provide land with the following services to the standards of the approved supplier: a. Electricity b. Telecommunications c. Gas service where practicable	AO	Connection certification shall be obtained from service suppliers.	
PO12 Development ensures that major public projects promote the provision of affordable, high bandwidth telecommunications services throughout the city.	**AO12** Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a. The additional expense is unlikely to be prohibitive; or b. Further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c. There is a clear gap in telecommunications network; or d. There is a clear gap in the bandwidth available to the area.	N/A	No works proposed.	

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
	Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.			
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: a. Is provided commensurate with the status and scale of the proposed development; b. Is sited and designed: i. As an integrated part of the project design; ii. As conceptually relevant to the context of the location; iii. To reflect and respond to the cultural values of the community; iv. To promote local character in a planned informed manner.	**AO13** Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	**AO14** Development provides public signage: a. At public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; b. Which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. *Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).*	N/A		
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	**AO15** Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		
PO16 Development provides public toilets which: (a) are required as part of a community facility or park; (b) are located, designed and constructed to be: (i) safe; (ii) durable; (iii) resistant to vandalism; (iv) able to service expected demand; (v) fit for purpose	**AO16** Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
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-lost cost; e. Longevity; f. Current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO17** Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		
PO18 Development provides culverts which are designed and constructed using proved 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-life-cost; e. Longevity; f. Future widening; g. Current and future services;	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
h. Minimal adverse impacts, such as increase in water levels or flow velocities, and significant change o flood patterns. *Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.*				
PO19 Development provides batters, retaining walls and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: a. Safety; b. An attractive appearance appropriate to the surrounding area; c. Easy maintenance d. Minimal whole-of-life cost; e. Longevity; f. Minimal water seepage. *Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.*	**AO19** Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
FOR DEVELOPMENT WITH A GROSS FLOOR AREA GREATER THAN 1000M^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.	N/A		
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 Saturdays, excluding public holidays; b. Do not occur over periods greater than 6 months.	N/A		
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	N/A		
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
PO22 Development ensures that: a. Construction and demolition do not result in damage to surrounding property as a result of vibration; b. Vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. *Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	N/A		
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants				
PO23 Development ensures that fire hydrants are: (a) installed and located to enable fire services to access water safely, effectively and efficiently; (b) suitably identified so that fire services can locate them at all hours.	**AO23.1** Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. *Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.*	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
	AO23.2 Fire hydrants are identified by: (a) raised reflectorised pavement markers (RRPM) on sealed roads; (b) marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	N/A		
PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	**AO24** Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	N/A		
Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone				
PO25 Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	**AO25** No acceptable outcome is prescribed.	N/A		
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone				

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
PO26 Development is sited and designed to: (a) avoid safety risks to people or property; (b) minimise noise and visual impacts to people and property; (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised**.**	**AO26** No acceptable outcome is prescribed.	N/A		

3 STORMWATER MANAGEMENT CODE

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
Section A—If for a material change of use, reconfiguring a lot, operational work or building work Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.				
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: a. Minimise flooding; b. Protect environmental values of receiving waters; c. Maximise the use of water sensitive urban design; d. Minimise safety risk to all persons; e. Maximise the use of natural waterway corridors and natural channel principles. *Note: The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.*	**AO1** Development provides a stormwater management system designed in compliance with the **Infrastructure Design Planning Scheme Policy.**	AO	It is proposed to discharge site runoff accordingly. Proposed development roof flows are to be discharged to Eames Street kerb and channel via. kerb outlets. Remaining site areas are to sheet flow to the site frontage as per existing conditions. As the site involves a residential development which can discharge to the existing kerb and channel within Eames Street carriageway, no stormwater quantity management is proposed in accordance with the Brisbane City Council Infrastructure Design Planning Scheme Policy. Refer to attached sketch.	
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	**AO2.1** Development does not result in flood level or flood hazard on up slope, down slope or adjacent premises.	AO	The development complies.	
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	AO	It is proposed to discharge site runoff accordingly. Proposed development roof flows are to be discharged to Eames kerb and channel via. kerb outlets. Remaining site areas are to sheet flow to the site frontage as per existing conditions. As the site involves a residential development which can discharge to the existing kerb and channel within Eames Street carriageway, no stormwater	

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
			quantity management is proposed in accordance with the Brisbane City Council Infrastructure Design Planning Scheme Policy. Refer to attached sketch.	
PO3 Development ensures that the stormwater management system does not direct stormwater runoff through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	**AO3.1** Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	AO	The development complies.	
	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards of the **Infrastructure Design Planning Scheme Policy.**	AO	The development complies.	
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the **Infrastructure Design Planning Scheme Policy.**	AO	The development obtains a lawful point of discharge in accordance with the requirements of the Infrastructure Design Planning Scheme Policy.	
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	N/A		
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey runoff taking into account increased runoff from impervious surfaces and flooding in local catchments.	**AO4.1** Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the **Infrastructure Design Planning Scheme Policy.**	AO	The development complies.	

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
	AO4.2 Development provides sufficient area to convey runoff which will comply with the standards in the **Infrastructure Design Planning Scheme Policy.**	AO	The development complies.	
PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	**AO5** Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	N/A		
PO6 Development ensures that location and design of stormwater detention and water quality treatment: a. Minimises risk to people and property; b. Provides for safe access and maintenance; c. Minimises ecological impacts to creeks and waterways.	**AO6.1** Development locates stormwater detention and water quality treatment: a. Outside of a waterway corridor; b. Offline to any catchment not contained within the development.	N/A		
	AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the **Infrastructure Design Planning Scheme Policy.**	N/A		
PO7 Development is designed, including any car parking areas and channel works to: a. reduce property damage; b. provide safe access to the site during the defined flood event.	**AO7.1** Development (including any ancillary structures and car parking areas) is located above the minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.D and Table 9.4.9.3.F. *Note: Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a Site Based Stormwater Management Plan).*	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure Design Planning Scheme Policy.	AO	The development complies.	
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained.	N/A		
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway while maximising its potential to maximise environmental benefits and minimise scour. *Note: Guidance on natural channel design principles can be found in the Council's publication Natural Channel Design Guidelines.*	N/A		
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	N/A		

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	N/A		
PO9 Development is designed to manage runoff and peak flows by minimising large areas of impervious material and maximising opportunities for capture and reuse.	**AO9** No acceptable outcome is prescribed.	PO	The development complies.	
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. *Note: Compliance with the performance outcome should be demonstrated by the submission of a Site Based Stormwater Management Plan for high-risk development only.*	**AO10** No acceptable outcome is prescribed.	N/A	Site is not considered high risk since the development doesn't result in 6 or more lots.	
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regards to the: a. Existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b. Safe management of stormwater discharge from existing and future up-slope development; c. Implication for adjacent and down-slope development.	**AO11.1** Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	N/A	No upstream connection proposed as upstream property may achieve lawful point of discharge via. St Vincents Road kerb and channel via. incidental earthworks associated with future building works. Existing conditions to be maintained.	
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Priority Infrastructure Plan and the standards in the **Infrastructure Design Planning Scheme Policy.**	N/A	No existing infrastructure is to be upgraded.	

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
PO12 Development provides stormwater infrastructure which: a. Remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. Can be safely accessed and maintained cost effectively; c. Ensures no structural damage to existing stormwater infrastructure.	**AO12.1** The stormwater management system is designed in compliance with the Infrastructure Design Planning Scheme Policy.	AO	Proposed stormwater infrastructure is to be designed in accordance with the requirements of the Infrastructure Design Planning Scheme Policy.	
	AO12.2 Development provides a clear area with a minimum 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	N/A	No existing stormwater devices are present onsite.	
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: a. The environmental values and water quality objectives of waters; b. Waterway hydrology; c. The maintenance and serviceability of stormwater infrastructure. *Note: The **Infrastructure Design Planning Scheme Policy** outlines the appropriate measures to be*	**AO13** No acceptable outcome is prescribed.	AO	An erosion and sediment management plan can be prepared during detailed design if required.	

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
taken into account to achieve the performance outcome.				
PO14 Development ensures that: a. Unnecessary disturbance to soil, waterways or drainage channels is avoided; b. All soil surfaces remain effectively stabilised against erosion in the short and long term.	**AO14** No acceptable outcome is prescribed.	AO	Any disturbance will be documented via an Erosion and Sediment Control plan at detailed design stage.	
PO15 Development does not increase: a. The concentration of total suspended solids or other contaminants in stormwater flows during site construction; b. Runoff which causes erosion either on site or off site.	**AO15** No acceptable outcome is prescribed.	AO	An erosion and sediment management plan can be prepared during detailed design if required.	

Performance Outcome (PO)	Acceptable Outcome (AO)	Solution*	Comments	Council Use
SECTION B – ADDITIONAL CRITERIA WHICH APPLY TO HIGH-RISK DEVELOPMENT, BEING ONE OR MORE OF THE FOLLOWING: a. A material change of use for an urban purpose which involves greater than 2,500m^2 of land that: i. Will result in an impervious area greater than 25% of the net developable area; or ii. Will result in 6 or more dwellings. b. Reconfiguring a lot for an urban purpose that involves greater than 2,500m^2 of land and will result in 6 or more lots; c. Operational work for an urban purpose which involves disturbing greater than 2, 500m^2 of land.				
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. *Note: Prescribed water contaminants are defined in the Environment Protection Act 1994.* *Note: Compliance with the performance outcome should be demonstrated by the submission of a Site Based Stormwater Management Plan for high-risk development.*	**AO16** Development provides a stormwater management system which is designed in compliance with the standards in the **Infrastructure Design Planning Scheme Policy.**	N/A	Site is considered not to be high risk since the development doesn't result in 6 or more lots.	
PO17 Development ensures that: a. The discharge of wastewater to a waterway or external to the site is avoided; or b. If the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. *Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome.* *Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.*	**AO17** No acceptable outcome is prescribed.	N/A	No wastewater is to be discharged external to the site.	

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

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

4 EROSION AND HAZARD ASSESSMENT

BRISBANE CITY COUNCIL ABN 72 002 765 795

Erosion Hazard Assessment - June 2014

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

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

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

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

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

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

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

☑ ***A 'low' risk site***

Best practice erosion and sediment control (ESC) must be implemented but no erosion and sediment control plans need to be submitted with the development application. Factsheets outlining best practice ESC can be found at http://www.waterbydesign.com.au/factsheets

☐ ***A 'medium' risk site***

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

☐ ***A 'high' risk site***

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

3 Site Information and Certification

Application number (if known)

Site address

312 St Vincents Road, Banyo

Postcode 4014

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*

Cameron Fraser

Certifier's signature

Cameron Fraser

Date

26/03/26

Stock Code no. 262006

Assessment Table

Table 1: Low Risk Test

		Yes	*No*
1.1	is the area of land disturbance > 1000 m^2	☐	☑
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	☐	☑

Have you answered 'yes' to any of the questions in Table 1?	*Yes*	*No*	
	☐	☑	**If '*No*' then site is <u>low risk</u> with respect to erosion and sediment control**

If '*Yes*' 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 site is <u>medium risk</u> with respect to erosion and sediment control**

If '*Yes*' then proceed to Table 3

Table 3: High Risk Test

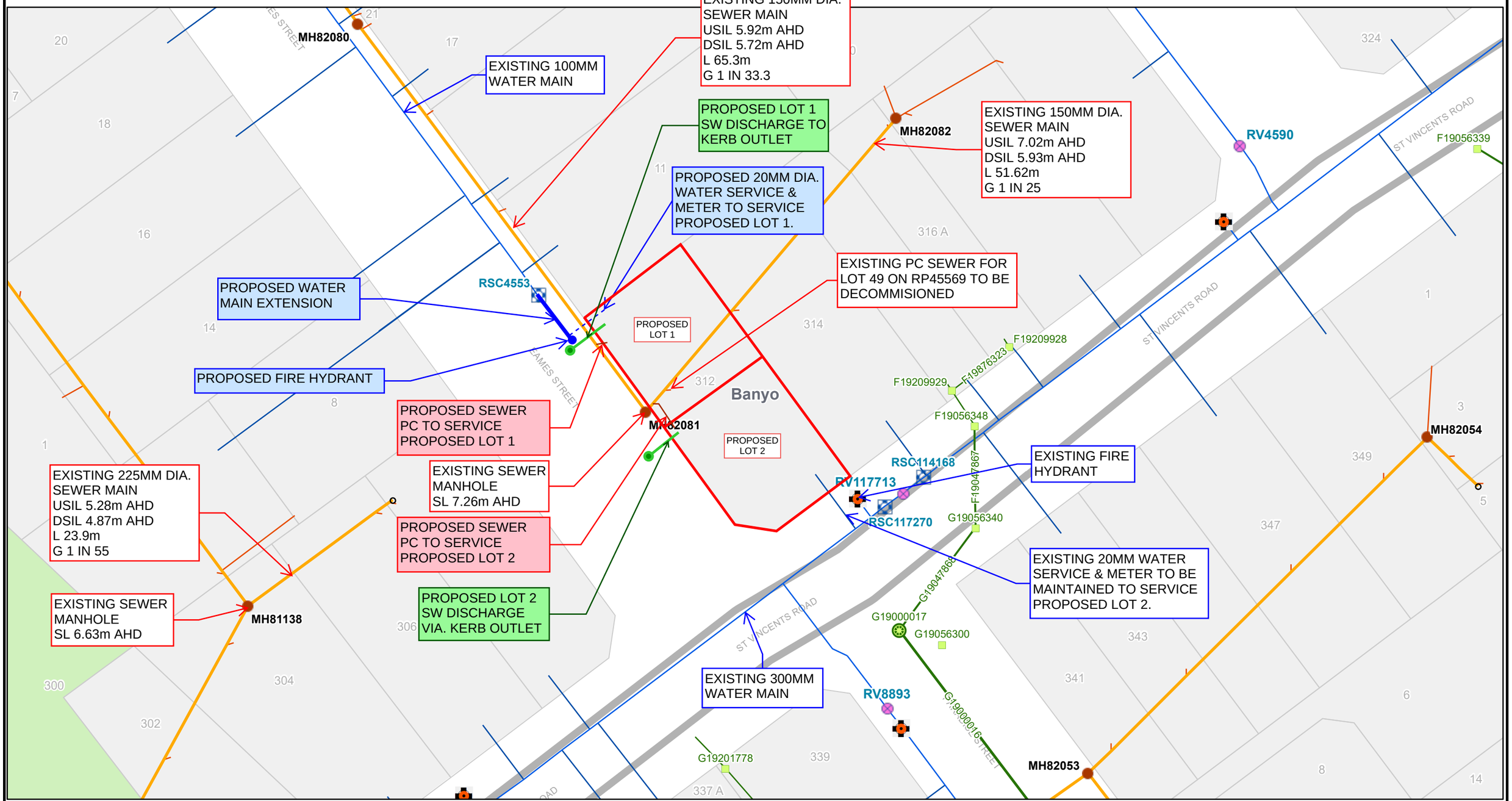
		Yes	*No*
3.1	is there an upstream catchment passing through the site > 1 hectare	☐	☐
3.2	does any land disturbance occurs in a BCC mapped waterway corridor	☐	☐
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%	☐	☐

Have you answered 'yes' to any of the questions in Table 3?	*Yes*	*No*	
	☐	☐	**If '*No*' then site is <u>medium risk</u> with respect to erosion and sediment control**

If '*Yes*' then site is <u>high risk</u> with respect to erosion and sediment control

5 PRELIMINARY SERVICES SKETCH

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION



LEGEND

- DEVELOPMENT SITE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SEWER PC
- PROPOSED STORMWATER
- 0.50m CONTOURS (2019 LIDAR)

1:500

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

TITLE	PRELIMINARY CIVIL SERVICING SKETCH	
PROJECT	312 SAINT VINCENTS ROAD, BANYO	
PREPARED BY: GV	DATE: 31/03/26	SKETCH No.: C6638-260323-CIV-SK01-REVA

MILANOVIC NEALE CONSULTING ENGINEERS
CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT
BRISBANE P+I No. (07) 3255 1877 | IPSWICH PH No. (07) 3281 6603 | SYDNEY PH No. 1300 827 901 | GOLD COAST PH No. 1300 827 901