



MPN
CONSULTING

Civil Engineering Report

1 into 2 lot Subdivision

685 Musgrave Road, Robertson

Date 28 July 2026

Prepared by **MPN Consulting Pty Ltd**
Level 4, Building 3, Kings Row Office Park
42 McDougall Street, Milton, Qld, 4064

mpnc.au



Revision Status

MPN Reference No: 10620
Client: Town Planning Alliance
Site Address: 685 Musgrave Road, Robertson, QLD 4109.
Report Title: Civil Engineering Report

Document Control

Version	Date	Author	Reviewer	Approved	RPEQ
Issue A	17/07/2026	Chirag Kodgule	Lachlan Stephenson	LS	16903
Issue B	28/07/2026	Chirag Kodgule	Lachlan Stephenson		16903



Contents

1 > Executive Summary	5
2 > Purpose	6
3 > Introduction	6
3.1 Project Description	6
4 > Site Characteristics	8
4.1 Site Location	8
4.2 Topography and Existing Site Drainage	9
5 > Site Data	9
6 > Stormwater	10
6.1 Flooding	10
6.2 Operational Phase	10
7 > Water Supply	12
8 > Sewer	13
9 > Roadworks	14
10 > Earthworks	14
11 > Electricity and Communications	15
12 > Gas	15
13 > Codes	15
14 > Conclusion	16
15 > Limitations of Report	17



Table of Figures

Figure 1 – Lot Layout Plan	7
Figure 2 – Aerial Imagery of the Site	8

Table of Appendices

Appendix A.	Lot Layout Plan	18
Appendix B.	Survey Plan	19
Appendix C.	MPN Plans	20
Appendix D.	Telstra BYDA Plans	21
Appendix E.	NBN BYDA Plan	22
Appendix F.	Energex BYDA Plan	23
Appendix G.	BCC Codes	24
Appendix H.	Erosion Hazard Assessment	25
Appendix I.	BCC Floodwise Report	26



1 > Executive Summary

This Civil Engineering Report has been commissioned by Town Planning Alliance in support of the Development Application for the proposed 1 into 2 lot subdivision at 685 Musgrave Road, Robertson.

This report addresses the following Engineering aspects of the proposed development:

- Topography
- Flooding
- Stormwater Quantity & Quality
- Water
- Sewer
- Roadworks
- Earthworks
- Electricity and Telecommunications
- Gas
- Codes.



2 > Purpose

This Civil Engineering Report has been prepared in support of the Development Application for the proposed 1 into 2 lot subdivision at 685 Musgrave Road, Robertson.

3 > Introduction

3.1 Project Description

The proposed development involves the reconfiguration of the existing parcel into two (2) lots. The existing dwelling and associated ancillary structures located within proposed Lot 8 will be retained as part of the development, with no alterations proposed to these existing improvements.

As part of the subdivision works, all existing improvements within proposed Lot 9, including the swimming pool, tennis court, and associated ancillary structures, will be demolished and removed to facilitate the proposed reconfiguration of the site.

Proposed Lot 8 will continue to be accessed via the existing vehicle crossover and driveway from Musgrave Road. Proposed Lot 9 will be provided with access via a new vehicle crossover and driveway from Musgrave Road. To facilitate access to Lot 9, a 6.0 m wide access easement will be established over proposed Lot 8 for the benefit of proposed Lot 9.

As part of the development, the redundant existing crossover located near the intersection of Romulus Street and Remus Street will be removed. And the remaining access arrangements will be retained as required to comply with the relevant Brisbane City Council standards and requirements.

The site will be graded to ensure the proposed lots can be adequately serviced by water, sewer and stormwater and connect the surrounding existing network. The site is grading from north to south.

The subdivision development is depicted on the lot layout plan prepared by Lawson Surveys attached in Appendix A, with excerpt below.

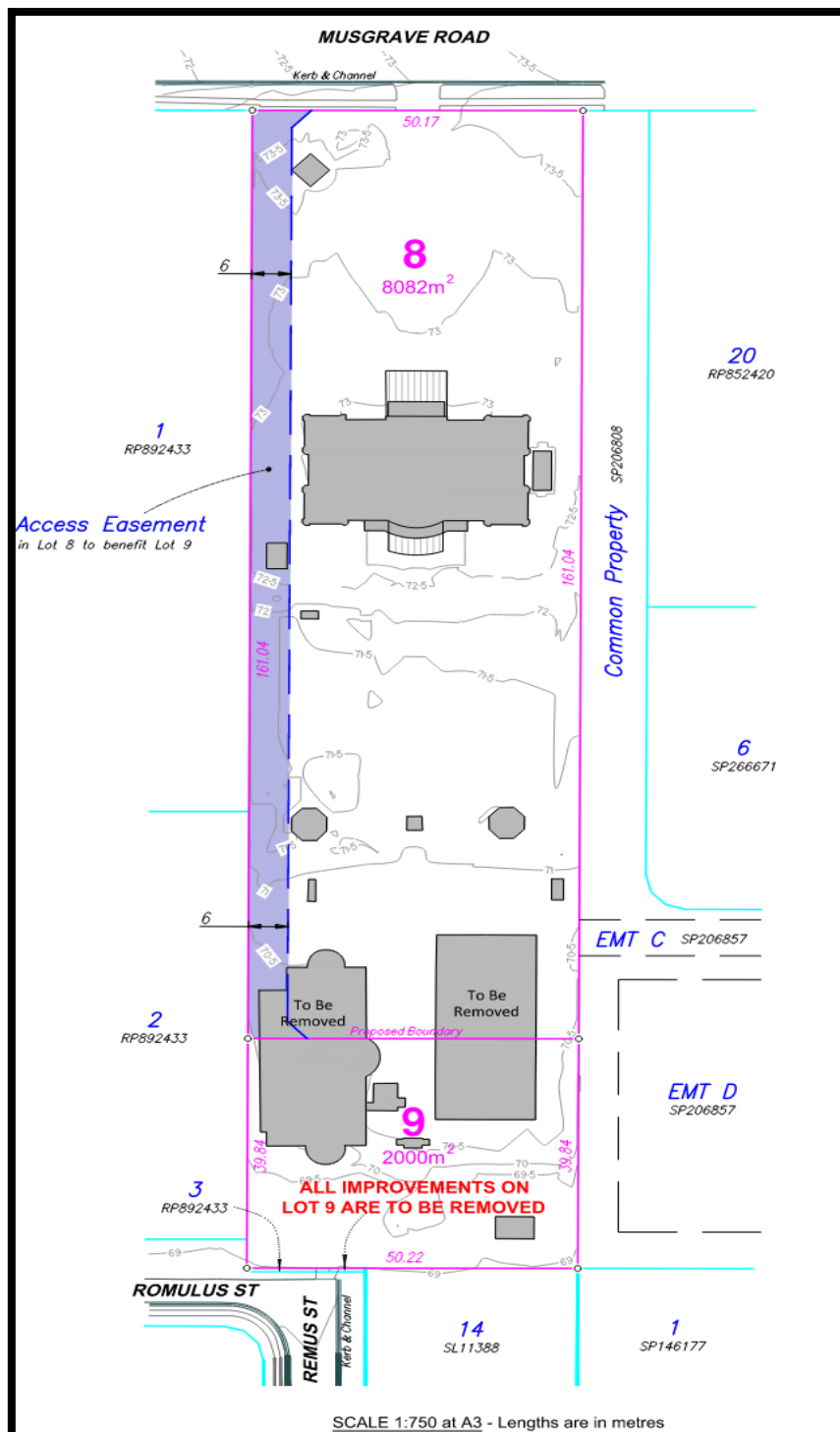


Figure 1 – Lot Layout Plan



4 > Site Characteristics

4.1 Site Location

The site is located at 685 Musgrave Road, Robertson and is formally known as Lot 2 on RP88067.

The site is bound by Musgrave Road to the north, Remus Street to the south and residential developments to the east and west.

An aerial image of the site shown in below figure 2, extracted from Queensland Globe Mapping



Figure 2 – Aerial Imagery of the Site



4.2 Topography and Existing Site Drainage

The site currently contains existing detached dwelling, swimming pool, tennis court, hardstand and landscape area and other ancillary structures with main access via Musgrave Road.

The existing site has a max RL of 73.8m AHD in the north-eastern corner of the site. The lowest point of the site is located along the south-western corner of the site with an RL of 68.9m AHD. The site falls from the north to the south with an approximate average slope of 2.4%

Existing overland stormwater runoff generally drains as sheet flow in a southerly direction across the site towards John Henley Park and Remus Street, following the natural surface topography of the area.

A copy of a survey plan prepared by Lawson Surveys for the site is attached in Appendix B.

5 > Site Data

Site data has been obtained from the following sources of information:

- Brisbane City Council Interactive Mapping
- Brisbane City Council (BCC) Planning Scheme Policy
- Before You Dig Australia (BYDA)
- Satellite imagery
- Site survey
- Relevant Reports.



6 > Stormwater

6.1 Flooding

It is understood by the Brisbane City Council Flood Information that the development site is not subject to flooding from any source.

A copy of BCC Floodwise property report for the site is attached in Appendix J.

6.2 Operational Phase

6.2.1 Lawful Point of Discharge

The lawful point of discharge of the new allotments is the proposed stormwater manhole over the existing council stormwater network in south-eastern corner of the site and the new stormwater main providing a connection for proposed Lot 8.

6.2.2 Proposed Site Drainage

Ground surface runoff and roofwater runoff from proposed Lot 8 will be drain to a proposed stormwater pit located at the south-eastern corner of the lot.

Stormwater runoff from proposed Lot 9 generally drains as sheet flow across the site in a southerly direction towards John Henley Park and Remus Street

To provide a lawful point of discharge for the development, stormwater flows will be directed to a new stormwater manhole to be constructed within the site over the existing stormwater pipeline near the south-eastern corner of the property. From this manhole, a new stormwater pipeline will be installed along the eastern boundary of the site to collect and convey stormwater runoff from proposed Lot 8 to the existing drainage system.

The proposed stormwater drainage infrastructure has been designed to maintain appropriate drainage conditions across the reconfigured lots and ensure the controlled discharge of stormwater from the development site.

The existing and proposed stormwater infrastructure is shown on MPN Plan 10620-DA.01 and DA.02 attached in Appendix C.



6.2.3 Stormwater Quantity Management Strategy

The subject site has an area of approximately 1.079 ha and is currently developed. The existing development comprises a combination of roof structures, tennis court, internal hardstand, car parking and landscape areas.

No new infrastructure servicing or development is proposed as part of this application, which is limited to the reconfiguration of the existing lot into two (2) lots.

The proposed subdivision is not expected to result in any significant changes to the existing stormwater runoff characteristics of the site. The total impervious area across the development site will remain effectively unchanged, as the existing swimming pool surrounds, tennis court hardstand, and associated structures within proposed Lot 9 are to be demolished and removed.

Accordingly, the proposed development is not expected to result in any increase in stormwater runoff quantity compared to the existing conditions. On this basis, on-site detention is not proposed as part of the development.

6.2.4 Stormwater Quality Management Strategy

The development does not trigger the water quality requirements of the State Planning Policy July 2017 as only two new allotments will be created. As a result, no water quality improvement devices are proposed as part of development.

The development will incorporate best management practices where possible, to minimise impacts and satisfy water quality requirements.



7 > Water Supply

Inspection of the water network from Brisbane City Council mapping, Survey and UU GIS shows the following services:

- An existing 150mm dia. AC water main is located in the southern verge of Musgrave Road to the site frontage.
- An existing 150mm dia. CI water main is situated at the intersection of Romulus Street and Remus Street Road Reserve to the south.
- An existing 40mm dia. property connection located off the existing water main from Musgrave Road to service the existing development.

It is proposed to provide a new water service connection and meter to the existing water main located near the intersection of Romulus Street and Remus Street to service proposed Lot 9.

The existing water service connection from the water main within Musgrave Road will be removed and relocated to service the proposed Lot 8. The proposed water supply arrangements will be designed in accordance with the requirements of Urban Utilities requirements, ensuring that each lot is provided with an independent and compliant water service connection.

The size of the water meters and the connection arrangement will be confirmed in consultation with the hydraulic consultants and Urban Utilities during the detailed design phase.

The existing and proposed water infrastructure in the vicinity of the site is shown on MPN Plan 10620–DA.01 and DA.02 attached in Appendix C.



8 > Sewer

Inspection of the sewer network from Brisbane City Council mapping, Survey and UU GIS shows the following services:

- An existing 150mm dia. DI reticulation sewer main is located in the northern verge of Romulus Street to the rear of site.
- An existing 150mm dia. VC reticulation sewer main is situated in the neighboring property parallel to western boundary of the site.
- An existing 100mm dia. property connection located off the existing main from Romulus Street in south to service the existing development.

It is proposed to retain the existing sewer property connection from the existing sewer main within Romulus Street to service proposed Lot 9.

To service proposed Lot 8, a new sewer main extension is proposed from the existing sewer main in Romulus Street. The sewer extension will be constructed along the western boundary of the site and will provide a compliant connection point for the proposed lot.

The proposed sewer servicing arrangement will be designed in accordance with the requirements of Urban Utilities and consultation with the hydraulic consultant, ensuring that both proposed lots are provided with appropriate and independent sewer connections following completion of the subdivision.

The existing sewer infrastructure in the vicinity of the site is shown on MPN Plan 10620-DA.01 and DA.02 attached in Appendix C.



9 > Roadworks

Proposed Lot 8 will continue to be accessed via the existing vehicle crossover and driveway from Musgrave Road. Proposed Lot 9 will be accessed via a new vehicle crossover and driveway from Musgrave Road. To facilitate access to the rear allotment, a 6.0 m wide access easement will be established over Lot 8 for the benefit of Lot 9.

The proposed driveway crossover for Lot 9 will be suitably located to ensure adequate separation from existing road infrastructure and services, including stormwater gully pits, street lighting poles, and service utility pits.

The existing crossover servicing Lot 8 will be retained as part of the development and no modifications to the existing access arrangement for Lot 8 are proposed.

All access works and associated roadworks will be designed and constructed in accordance with the relevant Brisbane City Council standards and requirements.

No further external roadworks will be completed as part of the development works.

The proposed driveway layout is shown on MPN Plan 10620-DA0.1 and DA.02 attached in Appendix C.

10 > Earthworks

The proposed development will not require any earthworks as part of reconfiguration of lot.

Any earthworks required for future development will be undertaken as part of the building works.

As no excavation is proposed to expose the subsoil at or below RL 20.0m, the development would not be subject to the State Planning Policy July 2017 and consequently there is no requirement for an Acid Sulfate Soil investigation to be undertaken as part of the Development Application.



11 > Electricity and Communications

The proposed development will be serviced for electrical and telecommunications services from the existing overhead and underground infrastructure in Musgrave Road, Romulus Street and Remus Street. All work will be undertaken in accordance with the relevant authority to provide the required level of service.

The existing Telstra, NBN, and Energex infrastructure located in the vicinity of site shown in BYDA plans attached in Appendix D, E and F respectively.

12 > Gas

There is no existing gas infrastructure in the close vicinity of the development. If a gas service is required to service the proposed development, APA will need to be contacted to arrange a connection to the site.

13 > Codes

The following Brisbane City Council Planning Codes have been addressed as part of this development. The code responses are attached in Appendix G.

- Infrastructure Design Code
- Stormwater Code.

The erosion and hazard assessment form has been completed for development and is attached to Appendix H. The proposed development is identified as a low-risk site.



14 › Conclusion

The Civil Engineering Report demonstrates the proposed development will be adequately serviced by stormwater, sewer, water, electrical and communication services. The connections will be undertaken in accordance with the requirements of the relevant authorities.

The site stormwater connection is proposed to stormwater manhole to be constructed within the site over the existing stormwater pipeline near the south-eastern corner of the property. From this manhole, a new stormwater pipeline will be installed along the eastern boundary of the site to collect and convey stormwater runoff from proposed Lot 8 to the existing drainage system.

It is proposed to provide a new water service connection and meter to the existing water main located near the intersection of Romulus Street and Remus Street to service proposed Lot 9. The existing water service connection from the water main within Musgrave Road will be removed and relocated to service proposed Lot 8.

To service proposed Lot 8, a new sewer main extension is proposed from the existing sewer main in Romulus Street. It is proposed to retain the existing sewer property connection from the existing sewer main within Romulus Street to service proposed Lot 9.

Proposed Lot 8 will continue to be accessed via the existing vehicle crossover and driveway from Musgrave Road. Proposed Lot 9 will be provided with access via a new vehicle crossover and driveway from Musgrave Road. To facilitate access to Lot 9, a 6.0 m wide access easement will be established over proposed Lot 8 for the benefit of proposed Lot 9.

Earthworks will not be required as part of reconfiguration of a lot. Any earthworks required for future development will be undertaken as part of the building works.

As no excavation is proposed to expose the subsoil at or below RL 20.0m, the development would not be subject to the State Planning Policy July 2017 and consequently there is no requirement for an Acid Sulfate Soil investigation to be undertaken as part of the Development Application.

The proposed development will be serviced for electrical and telecommunications services from the existing infrastructure in both Musgrave Road, Romulus Street and Remus Street.

There is no existing gas infrastructure in the close vicinity of the development. If a gas service is required to service the proposed development, APA will need to be contacted to arrange a connection to the site.

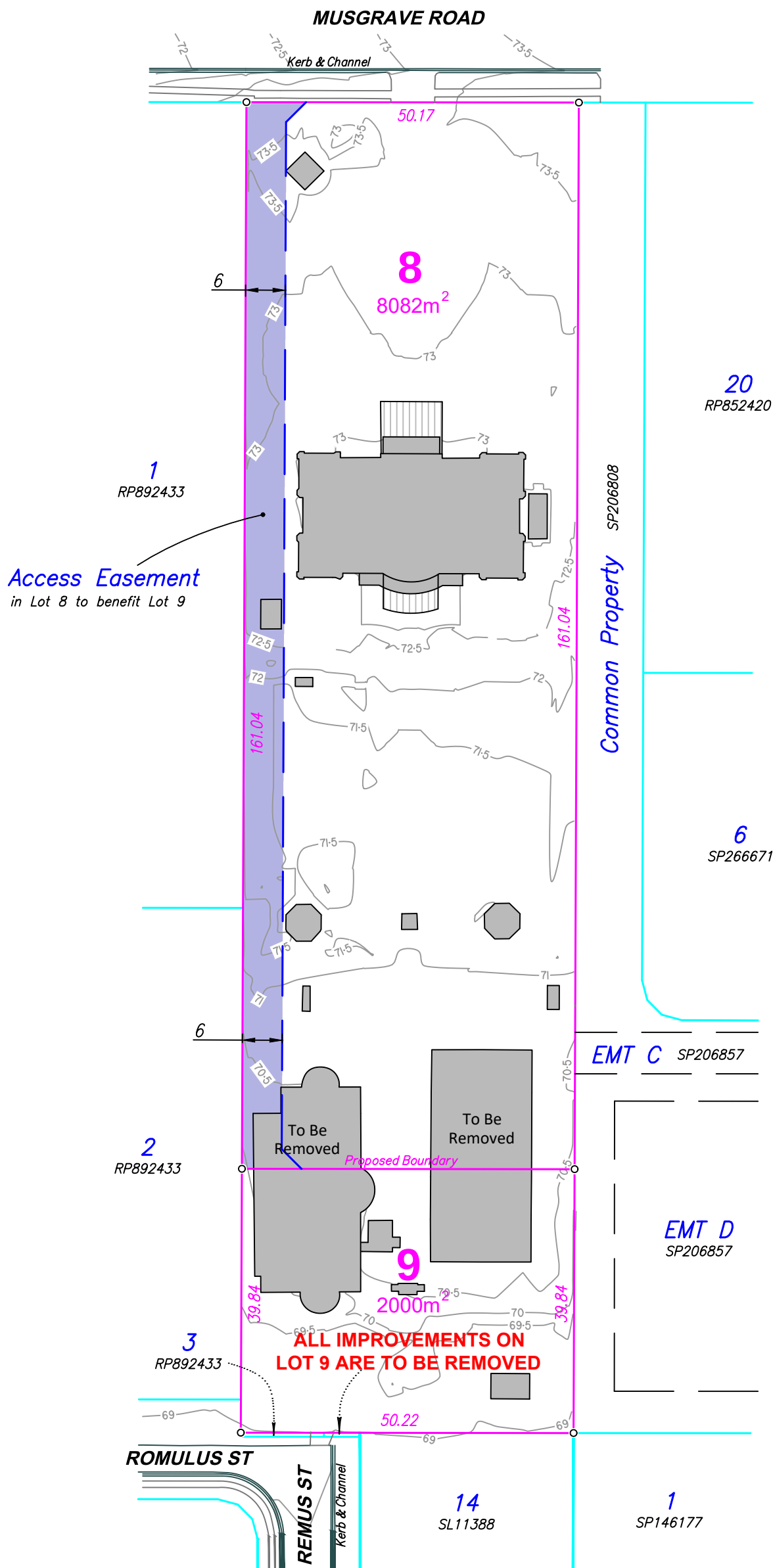
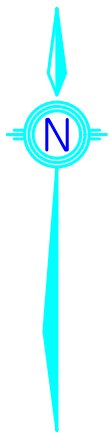


15 > Limitations of Report

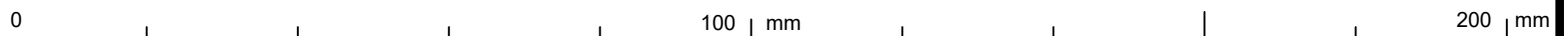
MPN have prepared this report to support Development Application for the proposed 1 into 2 lot subdivision development at 685 Musgrave Road, Robertson. This report is provided for the exclusive use of Town Planning Alliance for this specific project and its requirements. It should not be used or relied upon by a third party and MPN accepts no responsibility for the use of this report by any party other than Town Planning Alliance.



Appendix A. Lot Layout Plan



SCALE 1:750 at A3 - Lengths are in metres

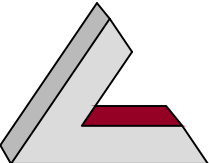


Denotes Existing Structure

NOTES

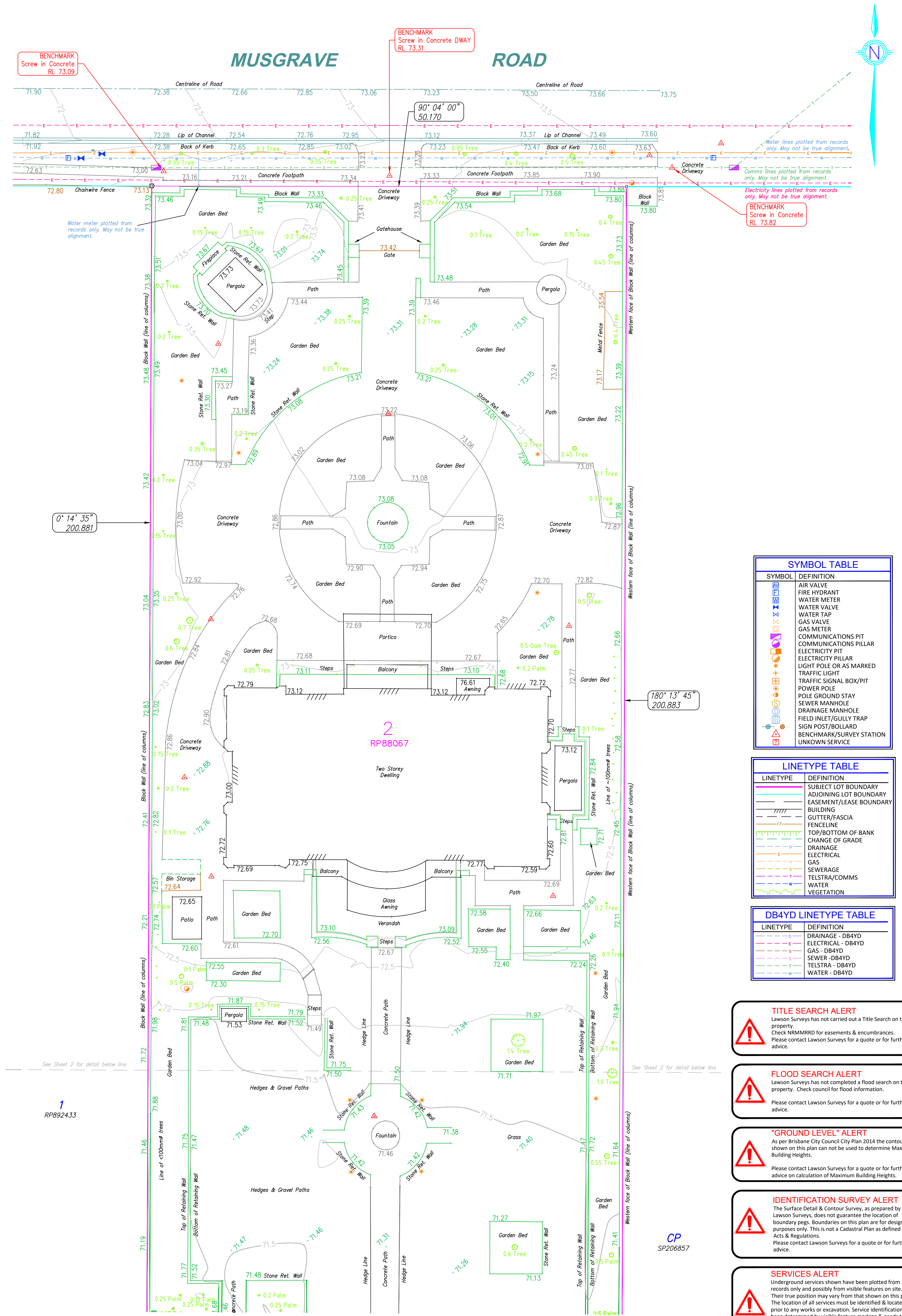
- DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- TOTAL AREA OF SUBDIVISION - 1.083Ha
- CONTOURS VIDE LAWSON SURVEYS SURFACE DETAIL & CONTOURS SURVEY (REF 21934, DATED 23/03/2026).

© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

SUBDIVISION PROPOSAL PLAN Lots 8, 9 & Easement Cancelling Lot 2 on RP88067		 LAWSON SURVEYS A.B.N 46 272 949 047 CONSULTING LAND SURVEYORS 9B / 62 BISHOP STREET KELVIN GROVE QLD 4059 Ph 07 3352 3326 Fax 07 3352 6991 mail@lawsonsurveys.com.au www.lawsonsurveys.com.au		
LOCATION 685 Musgrave Road Robertson				
LEVEL DATUM AHD - VIDE PSM 116094 RL 66.785	DRAWN IG DWG 21934-PropC	LOCAL AUTHORITY BRISBANE CITY COUNCIL	REFERENCE 21934	ISSUE C DATE 20/07/2026



Appendix B. Survey Plan



SYMBOL TABLE	
SYMBOL	DEFINITION
	AIR VALVE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WATER TAP
	GAS VALVE
	GAS METER
	COMMUNICATIONS PIT
	COMMUNICATIONS PILLAR
	ELECTRICITY PIT
	ELECTRICITY PILLAR
	LIGHT POLE OR AS MARKED
	TRAFFIC LIGHT
	TRAFFIC SIGNAL BOX/PIT
	POWER POLE
	POLE GROUND STAY
	SEWER MANHOLE
	DRAINAGE MANHOLE
	FIELD INLET/GULLY TRAP
	SIGN POST/BOLLARD
	BENCHMARK/SURVEY STATION
	UNKNOWN SERVICE

LINETYPE TABLE	
LINETYPE	DEFINITION
	SUBJECT LOT BOUNDARY
	ADJOINING LOT BOUNDARY
	EASEMENT/LEASE BOUNDARY
	BUILDING
	GUTTER/FASCIA
	FENCELINE
	TOP/BOTTOM OF BANK
	CHANGE OF GRADE
	DRAINAGE
	ELECTRICAL
	GAS
	SEWERAGE
	TELSTRA/COMMS
	WATER
	VEGETATION

DB4YD LINETYPE TABLE	
LINETYPE	DEFINITION
	DRAINAGE - DB4YD
	ELECTRICAL - DB4YD
	GAS - DB4YD
	SEWER - DB4YD
	TELSTRA - DB4YD
	WATER - DB4YD

TITLE SEARCH ALERT

Lawson Surveys has not carried out a Title Search on this property. Check NRMRRD for easements & encumbrances. Please contact Lawson Surveys for a quote or for further advice.

FLOOD SEARCH ALERT

Lawson Surveys has not completed a flood search on this property. Check council for flood information. Please contact Lawson Surveys for a quote or for further advice.

"GROUND LEVEL" ALERT

As per Brisbane City Council City Plan 2014 the contours shown on this plan can not be used to determine Maximum Building Heights. Please contact Lawson Surveys for a quote or for further advice on calculation of Maximum Building Heights.

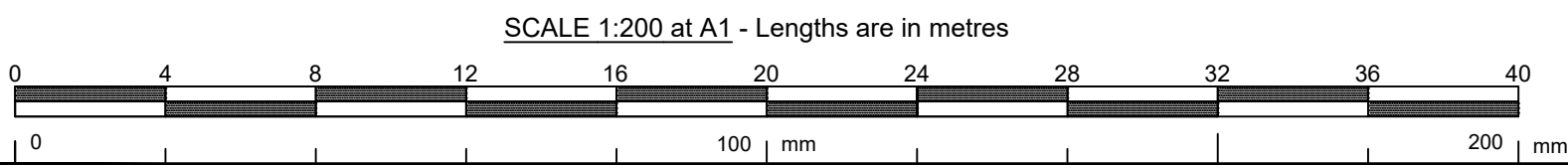
IDENTIFICATION SURVEY ALERT

The Surface Detail & Contour Survey, as prepared by Lawson Surveys, does not guarantee the location of boundary pegs. Boundaries on this plan are for design purposes only. This is not a Cadastral Plan as defined under Acts & Regulations. Please contact Lawson Surveys for a quote or for further advice.

SERVICES ALERT

Underground services shown have been plotted from records only and possibly from visible features on site. Their true position may vary from that shown on this plan. The location of all services must be identified & located prior to any works or excavation. Service identification has been determined by visible feature marking & needs to be confirmed prior to construction. The services are symbolic representations only, and whilst they are accurately positioned, they are not to scale.

-
- GENERAL NOTES**
- Contour Interval 0.5m
 - Boundaries have been ACCURATELY positioned & remain subject to an Identification Survey (See 'Identification Survey Alert').
 - Adjoining lot linework is indicative only & must not be used for design or any other purpose
 - Details of building features on adjoining lots may have been located via remote measurement. This may limit the accuracy of the feature shown.
 - Tree Species may not be accurate - it is an indication of tree type only.
 - North Point is indicative only & may not be an accurate representation of True North.
 - If in doubt contact Lawson Surveys.



PLAN SHOWING SURFACE DETAIL & CONTOURS (SHEET 1 OF 2)		CLIENT
LEVEL DATUM AHD - VIDE PSM 116094 RL 66.785m	SCALE 1:200 @ A1	Retail First Pty Ltd
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 23/03/2026	LOCATION 685 MUSGRAVE ROAD ROBERTSON
MERIDIAN IS257336	SURVEYED BY JT	RPD
DWG NAME ACAD-21934-DT	DRAWN BY JT	LOT 2 ON RP88067

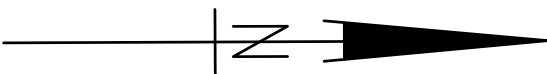
A.B.N 46 272 949 047
CONSULTING LAND SURVEYORS
9B / 62 BISHOP STREET
KELVIN GROVE QLD 4059
Ph 07 3352 3326 Fax 07 3352 6991
mail@lawsonsurveys.com.au
www.lawsonsurveys.com.au

© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

A	23/03/2026	INITIAL ISSUE
REFERENCE	21934-DT	COMMENTS



Appendix C. MPN Plans



!!! CAUTION !!!
CONTRACTOR TO CONFIRM THE DEPTH AND
LOCATION OF ALL SERVICES PRIOR TO
COMMENCING ANY CONSTRUCTION WORKS OR
ORDERING ANY MATERIALS.

NOTE:
SURVEY AND LAYOUT COORDINATES
HAVE BEEN BASED ON SURVEY
RECEIVED FROM LAWSON SURVEY

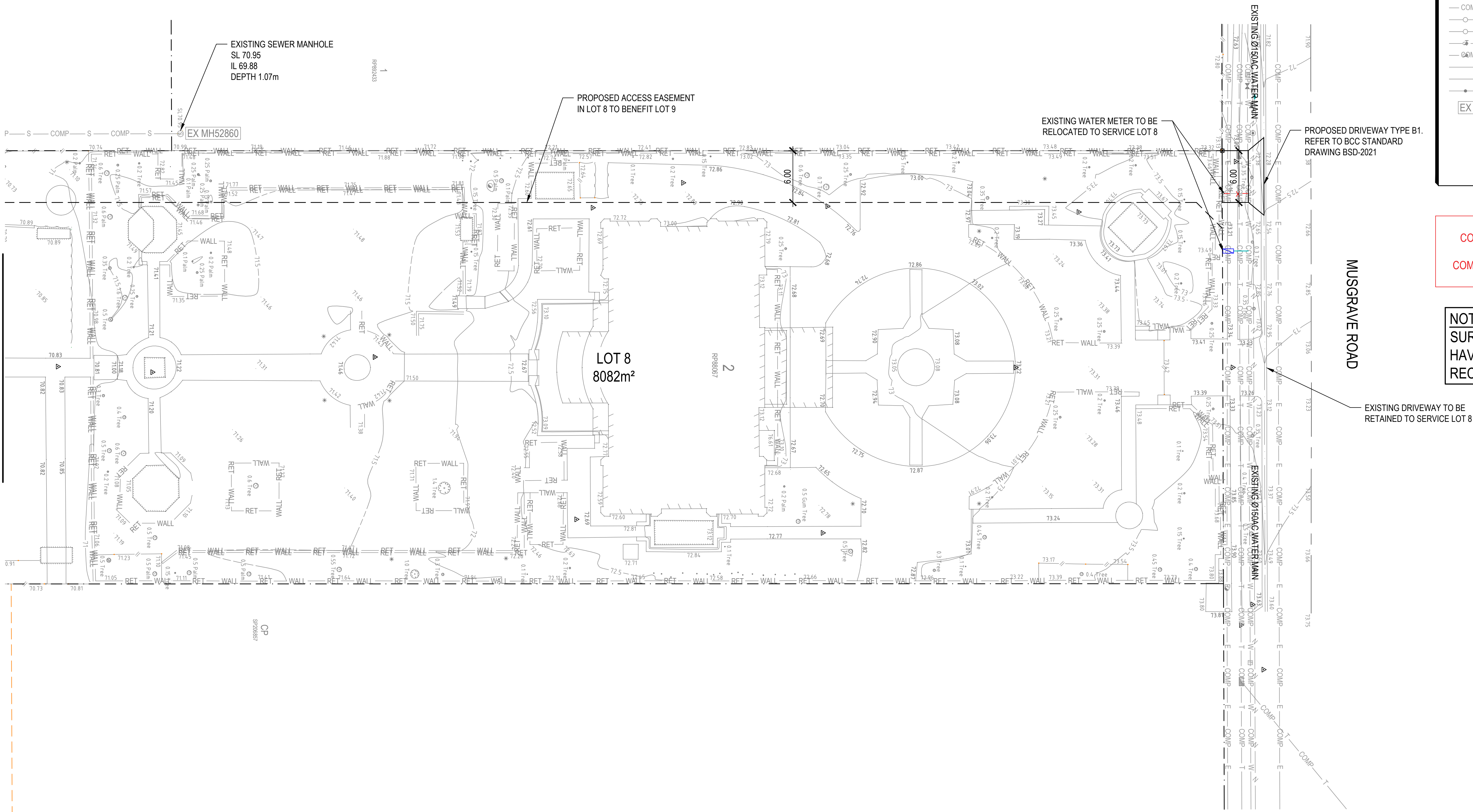
REFER TO DA.02 TO CONTINUE

FOR APPROVAL

[illegible]

NOT FOR CONSTRUCTION

REFER TO DA.01 TO CONTINUE



EXISTING

PROPOSED

PROPERTY BOUNDARY

EASEMENT BOUNDARY

CONTOUR

BUILDING

CONCRETE

EDGE OF BITUMEN

KERB AND CHANNEL

FLUSH KERB

KERB RAMP

STORM WATER MAIN (COMPILED DATA)

WATER MAIN (COMPILED DATA)

SEWER MAIN (COMPILED DATA)

TELECOMMUNICATIONS (COMPILED DATA)

OPTIC FIBRE (COMPILED DATA)

O/H ELECTRICITY

SEWER

WATER METER

FIRE HYDRANT

VALVE

REDUCER

DEAD END

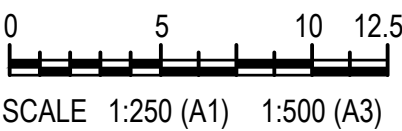
LEGEND

LEGEND

LEGEND

!!!CAUTION!!!
CONTRACTOR TO CONFIRM THE DEPTH AND
LOCATION OF ALL SERVICES PRIOR TO
COMMENCING ANY CONSTRUCTION WORKS OR
ORDERING ANY MATERIALS.

NOTE:
SURVEY AND LAYOUT COORDINATES
HAVE BEEN BASED ON SURVEY
RECEIVED FROM LAWSON SURVEY



B	24.07.26	FOR APPROVAL	MA	LS	
A	17.06.26	FOR APPROVAL	MA	LS	
ISSUE		DATE	AMENDMENT	BY	APP

1 INTO 2 LOT SUBDIVISION

685 MUSGRAVE ROAD,
ROBERTSON QLD 4109

SCALES: AS SHOWN

DESIGN: MA

DRAWN: MA

CHKD:

APPRD:

DATE:

CLIENT:

TOWN PLANNING ALLIANCE

SERVICES CONNECTION

PLAN - SHEET 2

MPN CONSULTING

ABN: 39 062 191 799
P: 61 7 3335 4555
E: solutions@mpnc.au
Level 4, Building 3,
Kings Row Office Park,
42 McDougall Street, Milton, QLD, 4064

mpnc JOB

10620

DRAWING No.

DA.02

REV

B

FOR APPROVAL

NOT FOR CONSTRUCTION



Appendix D. Telstra BYDA Plans

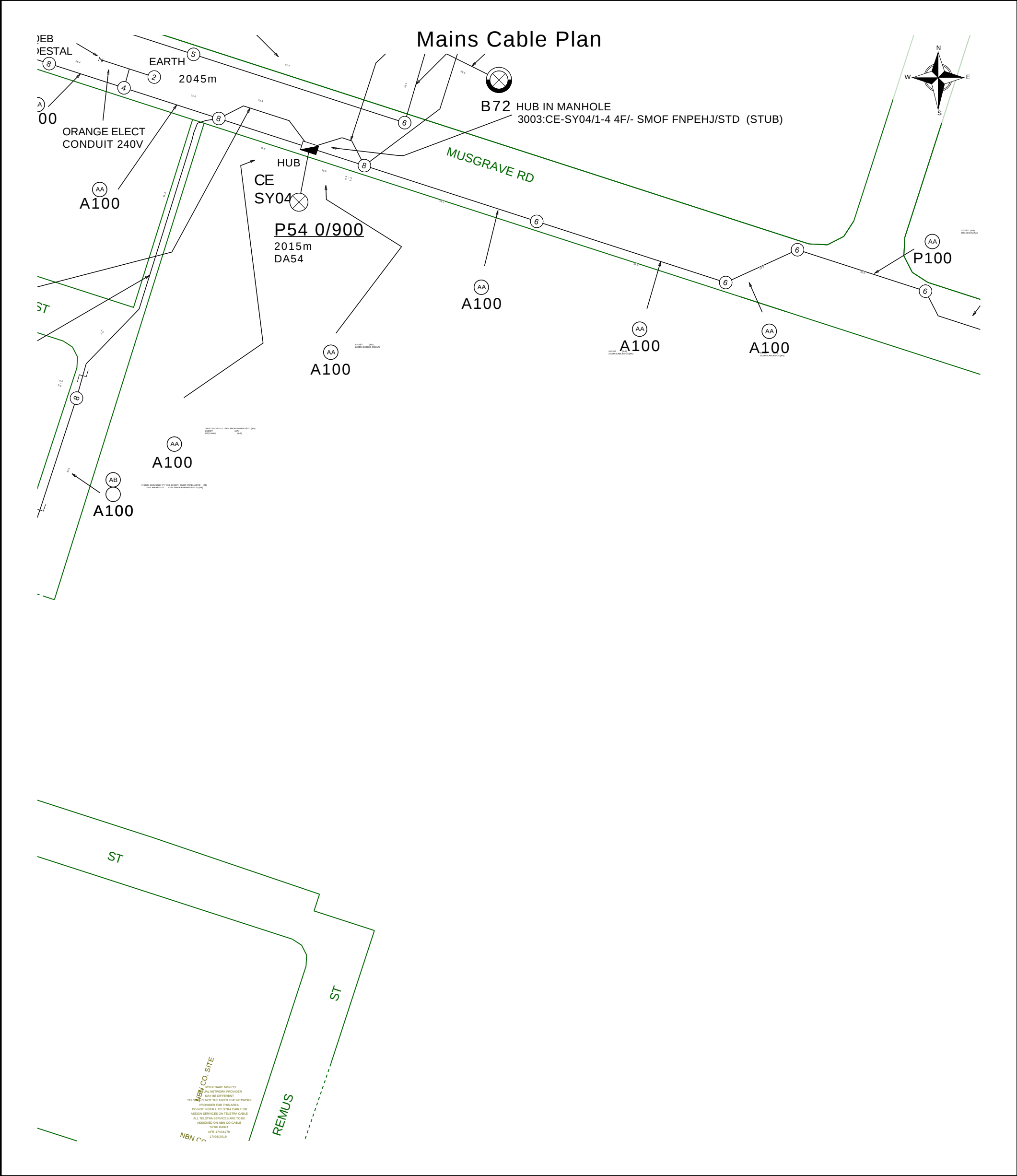


	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275638760 CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 07/07/2026 12:27:17		

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

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

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



	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275638760
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 07/07/2026 12:27:19		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

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

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

Page 2 of 2



Appendix E. NBN BYDA Plan

To: Chirag Kodgule
Phone: Not Supplied
Fax: Not Supplied
Email: ChiragKodgule@mpnc.au

Dial before you dig Job #:	53611178	
Sequence #	275638755	
Issue Date:	06/07/2026	
Location:	685 Musgrave Road , Robertson , QLD , 4109	

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

1

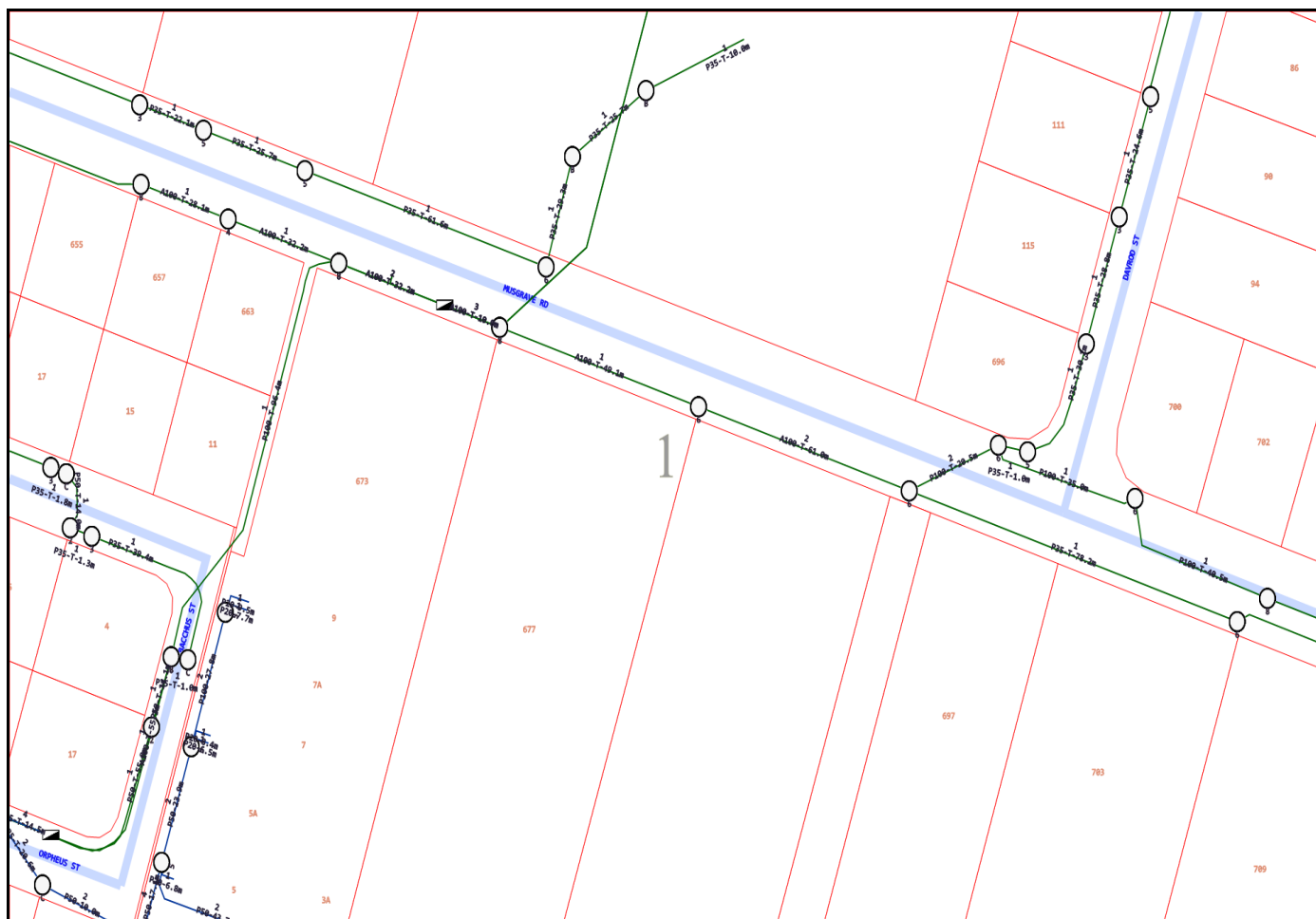
2

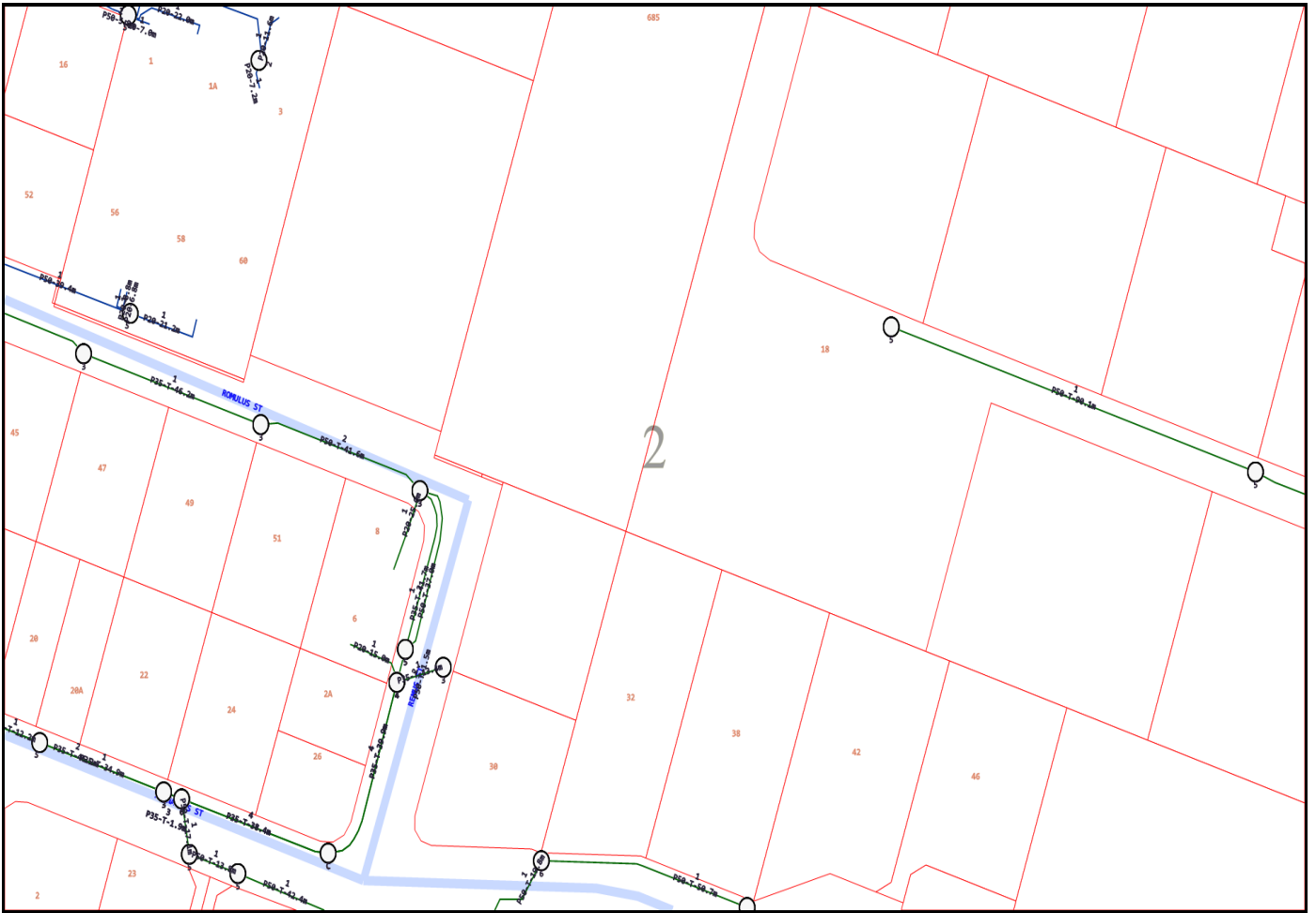


LEGEND



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





Emergency Contacts

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



Appendix F. Energex BYDA Plan

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 275638759
Date: 06/07/2026

Scale: 1:1538
Tile No: **OVERVIEW**

**CAUTION - HIGH
VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 275638759
Date: 06/07/2026
Scale: 1:500
Tile No: **Tile No: 1**

**CAUTION - HIGH
VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 275638759
Date: 06/07/2026

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

**CAUTION - HIGH
VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 275638759
Date: 06/07/2026

Scale: 1:500
Tile No: **Tile No: 3**

**CAUTION - HIGH
VOLTAGE**

LEGEND

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

AS5488 Category "D" Plan



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

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 275638759
Date: 06/07/2026

Scale: 1:500
Tile No: **Tile No: 4**

**CAUTION - HIGH
VOLTAGE**

LEGEND

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

AS5488 Category “D” Plan



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



BYDA

Sequence: 275638759
Date: 06/07/2026
Scale: 1:500
Tile No: **Tile No: 5**

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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



BYDA

Sequence: 275638759
Date: 06/07/2026
Scale: 1:500
Tile No: **Tile No: 6**

CAUTION - HIGH
VOLTAGE

LEGEND

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

AS5488 Category "D" Plan



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



Appendix G. BCC Codes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	RO1 Not applicable – roads already formed and existing.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO2 Development provides road pavement surfaces which: a) are well designed and constructed; b) durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c) ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d) allows for reasonable travel comfort.	AO2 Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the infrastructure design planning scheme policy.	RO2 Not applicable – roads already formed and existing.
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.	RO3 Not applicable – roads already formed and existing.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO4 Development provides verges which are designed and constructed to: a) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; b) provide a sufficient area for public utility services; c) be maintainable by the Council.	AO4 Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	RO4 Not applicable – verges already formed and existing.
PO5 Development provides a lane or laneway identified in a neighbourhood plan which: a) allows equitable access for all modes; b) is safe and secure; c) has 24-hour access; d) is a low-speed shared zone environment; e) has a high-quality streetscape.	AO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	RO5 Not applicable – There are no laneway included in the proposed development.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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 channels and verges; d) safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e) safe vehicle access to the site that enables ingress and egress in a forward gear; f) provision of and required alterations to public utilities; g) effective drainage; h) appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	AO6 Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy: a) concrete kerb and channel; b) forming and grading to verges; c) crossings over channels and verges; d) a constructed bikeway; e) a constructed verge or reconstruction of any damaged verge; f) construction of the carriageway; g) payment of costs for required alterations to public utility mains, services or installations; h) construction of and required alterations to public utility mains, services or installations; i) drainage works; j) installation of electrical conduits.	RO6 Not applicable – Frontage and verge already formed

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO7 Development provides both cycle and walking routes which: a) are located, designed and constructed to their network classification (where applicable); b) provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; c) provide safe and comfortable access to properties for pedestrians and cyclists; d) incorporate water sensitive urban design into stormwater drainage; e) provide for utilities; f) provide for a high level of aesthetics and amenity, improved liveability and future growth; g) are a low-maintenance asset with a minimal whole-of-life cost; h) minimise the clearing of significant native vegetation.	AO7 Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	RO7 Not applicable – Frontage and verge already formed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
Note – This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO8.1 Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	RO8.1 Complies – The development will provide refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.
	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note – Refer to the Refuse planning scheme policy for further guidance.	RO8.2 Complies – The development will ensure 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.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	RO9.1 Complies – All the reticulated water and sewer connections will be constructed and made operational prior to the commencement of use.
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor-retailer.	RO9.2 Complies – All the reticulated water and sewer connections will be constructed to a standard acceptable to Urban Utilities.
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.	RO10.1 Complies – The Musgrave Road, Romulus Street and Remus street are already fully constructed with public utilities and street lighting.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	Note - Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	RO10.2 Complies – The Musgrave Road, Romulus Street and Remus street are already fully constructed with public utilities and street lighting.
	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.	RO10.3 Complies – The Musgrave Road, Romulus Street and Remus street are already fully constructed with public utilities and street lighting.
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.	RO11 Complies – site will be fully serviced from a) electricity b) telecommunications services c) gas service

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	AO12 Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a) the additional expense is unlikely to be prohibitive; or b) further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c) there is a clear gap in the telecommunications network; or d) there is a clear gap in the bandwidth available to the area. Editor's note - An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	RO12 Not applicable.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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 and 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.	RO13 Not applicable – Development will not provide public art identified in a neighbourhood plan or park concept plan.
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;	RO14 Not applicable. – No public signage required

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	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).	
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.	RO15 Not applicable – No community facilities are involved in this development.
PO16 Development provides public toilets which: a) are required as part of a community facility or park; b) are located, designed and constructed to be: i. safe; ii. durable; iii. resistant to vandalism;	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	RO16 Not applicable – No public toilets are provided as a part of development.

INFRASTRUCTURE DESIGN CODE**Performance Criteria and Acceptable Solution****Sub-Division Development****685 Musgrave Road, Robertson.****28 July 2026**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
iv. able to service expected demand; v. fit for purpose.		
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: a) safe movement of intended users; b) an attractive appearance appropriate to the general surroundings and any adjacent structures; c) functionality and easy maintenance; d) minimal whole-of-life cost; e) longevity; f) current and future services. Note - All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	AO17 Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	RO17 Not applicable – No bridges, tunnels and elevated structures and water access structures are proposed.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	RO18 Not Applicable – The proposed development does not include culverts.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	RO19 Not Complies – No retaining structures and batters proposed as part of development will be designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.

STORMWATER CODE
Performance Criteria and Acceptable Solution
1 into 2 lot Subdivision Development
685 Musgrave Road, Robertson.
28 July 2026



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: a) Minimise flooding; b) Protect environmental values of receiving waters; c) Maximise the use of water sensitive urban design; d) Minimise safety risk to all persons; e) Maximise the use of natural waterway corridors and natural channel design principles. Editor's note – The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure Design Planning Scheme Policy.	RO1 Complies – The proposed development will comply with the infrastructure design planning scheme policy. Refer to civil engineering report.

STORMWATER CODE
Performance Criteria and Acceptable Solution
1 into 2 lot Subdivision Development
685 Musgrave Road, Robertson.
28 July 2026



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	RO2.1 Complies – Development maintains existing flow routes and stormwater capture. Refer to civil engineering report.
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	RO2.2 Complies – Stormwater design will comply with the Infrastructure Design Planning Scheme Policy.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property 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.	RO3.1 Complies – All stormwater system will be located as to provide no impact to existing properties and site uses.
	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	RO3.2 Complies – Stormwater will comply with the Infrastructure Design Planning Scheme Policy.

STORMWATER CODE
Performance Criteria and Acceptable Solution
1 into 2 lot Subdivision Development
685 Musgrave Road, Robertson.
28 July 2026



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	RO3.3 Complies – Stormwater will comply with the Infrastructure Design Planning Scheme Policy
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	RO3.4 Complies – The underground stormwater infrastructure within development will be secured by a 3.0m drainage easement.
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	AO4.1 Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure Design Planning Scheme Policy.	RO4.1 Complies – All development site flows will be conveyed to the council infrastructure within Remus Street via the proposed connections. Refer to civil engineering report.
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure Design Planning Scheme Policy.	RO4.2 Complies – Stormwater will comply with the Infrastructure Design Planning Scheme Policy. Refer to civil engineering report.

STORMWATER CODE
Performance Criteria and Acceptable Solution
1 into 2 lot Subdivision Development
685 Musgrave Road, Robertson.
28 July 2026



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	RO5 Not Applicable – No open drains are proposed as part of a development.
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.	RO6.1 Not Applicable – No stormwater detention and treatment are proposed as part of the development.
	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.	RO6.2 Not Applicable – No stormwater detention and treatment are proposed as part of the development.

STORMWATER CODE
Performance Criteria and Acceptable Solution
1 into 2 lot Subdivision Development
685 Musgrave Road, Robertson.
28 July 2026



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO7 Development is designed, including any car parking areas and channel works to: a) Reduce property damage; b) Provide safe access to the site during the defined flood event.	AO7.1 Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E, and Table 9.4.9.3.F. Note – Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).	RO7.1 Complies – The proposed development is not subject to flooding and is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E, and Table 9.4.9.3.F. Refer to stormwater management plan.
	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.	RO7.2 Complies – Stormwater will comply with the Infrastructure Design Planning Scheme Policy.

STORMWATER CODE
Performance Criteria and Acceptable Solution
1 into 2 lot Subdivision Development
685 Musgrave Road, Robertson.
28 July 2026

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	RO8.1 Not applicable – no natural waterways or drainage paths within the proposed development.
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note – Guidance on natural channel design principles can be found in the Council's publication Natural Channel Design Guidelines.	RO8.2 Not applicable – No open channels are proposed as a part of development.
	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.	RO8.3 Not applicable – No outlets to waterways, creeks, wetlands, and overland flow paths proposed

STORMWATER CODE
Performance Criteria and Acceptable Solution
1 into 2 lot Subdivision Development
685 Musgrave Road, Robertson.
28 July 2026

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
	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.	RO8.4 Not applicable – No open channels are proposed as a part of development.
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	AO9 No acceptable outcome is prescribed.	RO9 Development has been designed out outlet flows to existing council's stormwater infrastructure. Refer to civil engineering report.
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.	RO10 Complies – Stormwater will comply with the Infrastructure Design Planning Scheme Policy. Refer to civil engineering report.

STORMWATER CODE**Performance Criteria and Acceptable Solution****1 into 2 lot Subdivision Development****685 Musgrave Road, Robertson.****28 July 2026**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a) Existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b) Safe management of stormwater discharge from existing and future up-slope development. 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.	RO11.1 Not applicable – No Up-slope external catchment areas are found as part of development.
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure Design Planning Scheme Policy.	RO11.2 Not applicable - No upgrades to infrastructure are proposed as part of the development.
PO12 Development provides stormwater infrastructure which: a) Remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b) Can be safely accessed and maintained cost effectively; c) Ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure Design Planning Scheme Policy.	RO12.1 Complies – Stormwater design will comply with the Infrastructure Design Planning Scheme Policy.
	AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	RO12.2 Not Applicable

STORMWATER CODE**Performance Criteria and Acceptable Solution****1 into 2 lot Subdivision Development****685 Musgrave Road, Robertson.****28 July 2026**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: a) The environmental values and water quality objectives of waters; b) Waterway hydrology. c) The maintenance and serviceability of stormwater infrastructure. Note – The Infrastructure Design Planning Scheme Policy outlines the appropriate measures to be taken into account to achieve the performance outcome.	AO13 No acceptable outcome is prescribed.	RO13 Will comply.

STORMWATER CODE
Performance Criteria and Acceptable Solution
1 into 2 lot Subdivision Development
685 Musgrave Road, Robertson.
28 July 2026



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	RESPONSE
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.	RO14 Will comply – Unnecessary disturbance to soil, waterways or drainage channels is avoided and All soil surfaces remain effectively stabilised against erosion in the short and long term.
PO15 Development does not increase: a) The concentration of total suspended solids or other contaminants in stormwater flows during site construction; b) Run-off which causes erosion either on site or off site.	AO15 No acceptable outcome is prescribed.	RO15 Complies – works will be undertaken in accordance with an erosion and sediment control plan.



Appendix H. Erosion Hazard Assessment



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 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 <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

685 Musgrave Road

Robertson

QLD

Postcode **4109**

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*)

Lachlan Stephenson

Certifier's signature

Date

14 / 07 / 2026

Assessment Table

Table 1: Low Risk Test

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

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

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

Table 2: Medium Risk Test

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

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

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

Table 3: High Risk Test

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

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

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



Appendix I. BCC Floodwise Report

FloodWise Property Report

685 MUSGRAVE RD, ROBERTSON 4109
Lot 2 on RP88067



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](#) web page. Find more information about [how to read a FloodWise Property Report](#).

This property has no flood levels

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

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

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



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

Are you resilient and ready for flood?

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

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

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

Technical Summary

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

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

Flood Planning and Development Information

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

Flood overlay code

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

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

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

Coastal hazard overlay code

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

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

Note: Where land is identified within one 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.

Property development flags

Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site.

For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

Useful Flood Information Definitions

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

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

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

Data quality

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

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

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

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

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

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

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

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

To learn more, visit [Brisbane City Council's Flood Information Hub](#)

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

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

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

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

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

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

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

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

Disclaimer

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



Planning to build or renovate?

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

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