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APPLICATION REF
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van der meer

ENGINEERING SERVICES REPORT

Proposed Residential Apartment Development
23 Griffith Place
Seven Hills QLD 4170

Document Control Record

Prepared by:	Royce Brinosa	Graduate Civil Engineer
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Approved by:	Matthew Hendle	Senior Civil Engineer RPEQ 19730
Signed:		
Job No:	BR242141	

REVISION STATUS

Revision	Description of Revision	Date	Issued By:
DRAFT	For Approval	18/08/2026	Matthew Hendle
A	For Approval	05/11/2026	Matthew Hendle

Recipients are responsible for eliminating all superseded documents in their possession.

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1. Introduction

van der Meer Consulting has been commissioned by Heran Building Group Pty Ltd to prepare an Engineering Services Report (ESR) as part of the DA submission for the proposed residential apartment development at 23 Griffith Place, Seven Hills (9SP267627).

The scope of this report includes a comprehensive assessment of the proposed development requirements, against Brisbane City Council's City Plan 2000.

The following information and documents were utilised in this investigation:

- Brisbane City Council City Plan – 2000
- Brisbane City Council Open Data Portal
- Unity Water Open Data Portal
- Queensland Urban Drainage Manual (QUDM) 2017
- State Planning Policy 201
- Australian & Rainfall Runoff 2019
- Dial Before You Dig
- Architectural Plan (Refer *Appendix A*)
- Site Survey (Refer *Appendix B*)



Figure 1.1: Site Locality

Source: NearMap 2025

2. Background Information

2.1 Existing development and Land Use

The subject site is located on lot 9 SP267627, hereinafter referred to as Lot 9. The site is located within Brisbane City Council's "Community Use Areas" zone and occupies a total area of 12640m^2. It is bounded by Griffith Place to the north, aged care buildings to the east and south, and residential dwellings to the west. The entire site is broken up into three proposed lots, with Lot 3 currently in construction phase, (Refer to BR242141_23_Griffith_Pl_For Approval SWMP_C for Lot 3 development). Proposed lots are shown in *Figure 2.2.*



Figure 2.1: Proposed Architectural Plan

Source: Chalmers Partners Architect

2.2 Proposed Development

The proposed development involves a MCU (residential development), with two apartment buildings. Lots 1 & 2 are the proposed development sites.



Figure 2.2: Proposed Architectural Plan

Source: Chalmers Partners Architect

2.3 Site Topography

The existing site falls from RL29.06mAHD on the northwestern boundary to RL21.00mAHD on the southeastern boundary at an average slope of 4.62%. The site predominantly discharges into an existing surface inlet pit located on the south-east of the boundary.

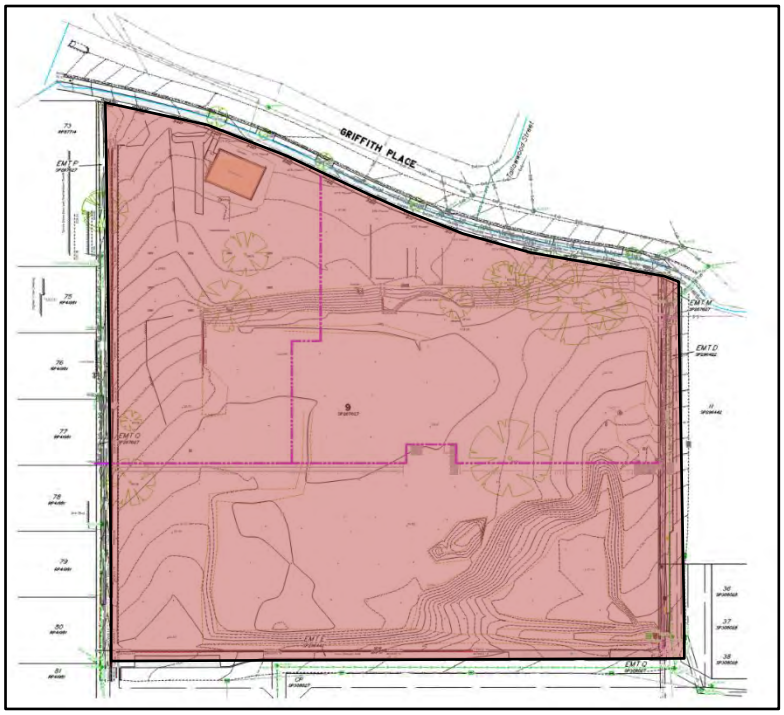


Figure 2.3: Site Survey (0.25m Intervals)

Source: Orion Spatial Solutions

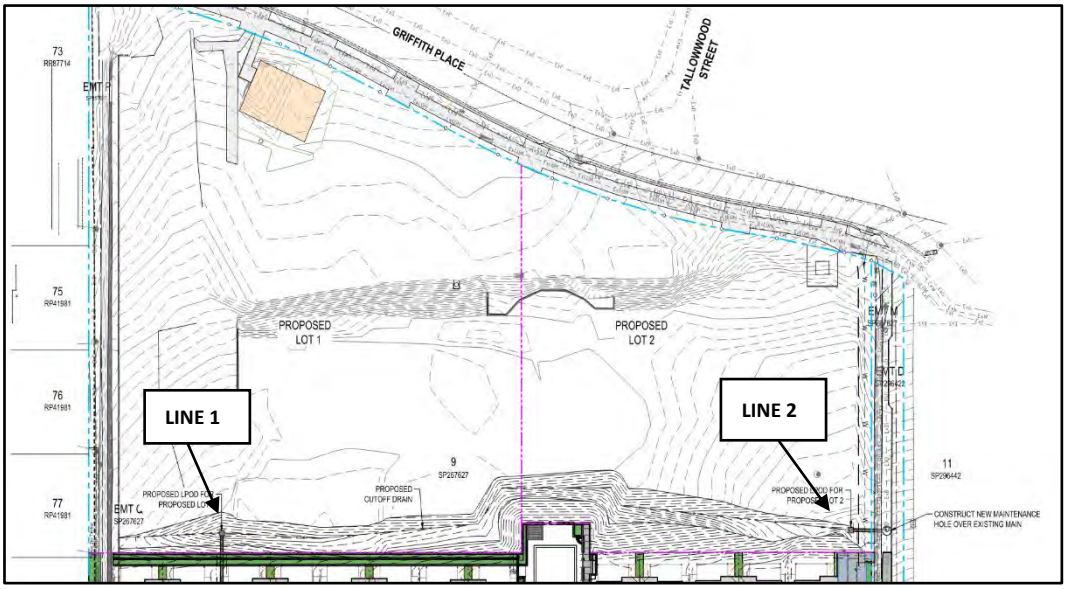


Figure 2.6 – Stormwater Infrastructure

Source: BR242141 Drawing No. SK13

3. Existing and Proposed Services

The following section will outline the existing and proposed services for the development site.

Refer to Appendix C for the servicing plans showing the proposed connections for water and stormwater as well as the proposed realignment of the sewer main and connection for the proposed development.

3.1 Stormwater

Existing Site-specific discharge

The existing site currently discharges to the surface inlet pit located on the southeastern boundary.

Existing Drainage Conditions

There is an existing gully pit located in the southeastern corner of the site, which discharges into a DN600 RCP stormwater main located along the eastern site boundary.

Additionally, there is an existing stormwater line on Lot 3 which extends to Lot 1, this discharges into the DN600RCP stormwater main along the eastern site boundary.

Proposed Stormwater Conditions

Proposed lot 1 (western portion of the current development area) will be serviced via the exiting field inlet pit connecting to the Lot 3 stormwater line, which discharges into the DN600 RCP stormwater main, this is the LPOD. As shown in figure 2.6.

Proposed lot 2 (eastern portion of the current development area) will be serviced via an existing field inlet pit, discharging into the existing stormwater main located along the eastern site boundary. This is the LPOD. As shown in figure 2.6.

Proposed Stormwater Strategy

Refer to the *BR242141_23 Griffith Pl_For Approval SWMP_Precinct_H* prepared by van der Meer Consulting for further details regarding the Stormwater Management Plan for the current development site, lot 1 & 2.

3.2 Sewer

Existing Sewer Reticulation Services

There is an existing DN1050 sewer manhole located outside the southeastern corner of the site and an upstream DN160 Polyethylene (PE)/ downstream DN150 Ductile Iron (DI) sewer main located within the eastern site boundary. The existing property is currently serviced by this main via a DN150 service situated within the same frontage. There are also multiple existing DN1050 sewer manholes and a DN150 Vitrified Clay (VC) sewer main located near the western site boundary.

Proposed Sewer Reticulation Services

Proposed Lot 1 (western portion of the current development area) will be serviced via a property connection to a sewer manhole located in Lot 2. This proposed manhole will connect into the existing manhole in Lot 3. The existing manhole connects into the existing DN160 Polyethylene (PE) sewer main located along the middle of Lot 3. A 1m wide access easement will be provided to all sewer manholes located within proposed lot 2.

Proposed Lot 2 (eastern portion of the current development area) will be serviced via a DN160 Polyethylene (PE) property connection to the proposed sewer manhole located along the southwestern site boundary.

Refer to the civil plans prepared by van der Meer Consulting for further details regarding the servicing strategy for the development site.

Note that the installation of service connections will be carried out under Urban Utilities' supervision.

3.3 Water

Existing Water Reticulation Services

There is an existing DN180 Polyethylene (PE) water reticulation main located along the site frontage to Griffith Place.

Proposed Water Reticulation Services

All proposed lots will be serviced via the existing DN180 PE water main located within the site frontage along Griffith Place.

New connections will be provided to service Lots 1 and 2 which will be sized in consultation with UU and the hydraulic consultant as part of detailed design.

Refer to the civil plans prepared by van der Meer Consulting for further details regarding the servicing strategy for proposed lot 1, & 2.

3.4 Other Services

Electricity and telecommunication infrastructure is available in the near vicinity of the subject site. The appropriate consultants should be engaged to assess the available capacity in the network to service the development. The location of the existing electricity, communication and gas should be confirmed via potholing prior to construction.

Note that the location of infrastructure external to the site has been determined from detailed survey data.

4. Filling and Excavation

Specification and quality control measures are outlined by Brisbane City Council in their Development Guidelines. Filling and excavation will be covered by the following council guidelines:

- S140 – Earthworks
- S120 – Quality

As the site is above 20m AHD, there should not be any acid sulphate soils (ASS) present within the proposed development site.

The earthworks design and associated erosion and sediment control measures have been designed to service the proposed development. Staging of the earthworks and ESC measures will be completed at the detailed design stage.

Refer to Appendix C 'Civil Plans' for the civil drawings indicating the proposed bulk earthworks design for the site.

4.1 Erosion and Sedimentation Control Measures

All works must be carried out in accordance with an Erosion and Sediment Control Plan (ESCP) for each stage of the project. The following sediment and erosion control measures will be deemed an acceptable solution by minimising ground disturbance and ensure water quality in accordance with 'Soil and Sediment Control – Engineering Guidelines for Queensland Construction Sites 1996'. This will be done by:

Pre-development Phase

The following measures are used to support ESC construction phase

- Setout transport routes to ensure minimise and isolate site disturbance
- Construct entry/exit areas that comprise a designed gravel pad or hardwood logs in accordance with the IECA (2001);
- Install sediment control fences around proposed bulk earthworks where most effective and efficient
- Install dust control fences adjacent to proposed bulk earthworks

Bulk Earthworks Phase

- Diversion drains to isolate clean upstream overland flow around the development
- Stockpiles and construction materials are not permitted to be stored within the road reserve
- Earthworks, pollutants, and water measures as *3.1.1 Pre-development Phase*.

Construction Phase

- Sediment fences to be erected at the base of all batters and stockpiles to prevent sediment transportation off site
- Grass filter strips to be placed along all road verges
- Re-vegetation of all disturbed areas within two weeks of completion using retained topsoil
- All sediment control structures to be maintained in an effective manner and inspected after each storm event. No structure is to accumulate sediment above 40% of its capacity
- Dust producing areas to be swept to remove silt/dust and wetting of roads is only permitted where sweeping has failed

- At least one bin or litter trap is to be provided for waste material.

Post-development maintenance period
Silt fences and regular inspections will be required until revegetation is established on formerly exposed areas. Once established, all sediment and erosion measures are to be removed.

Performance objectives
Construction phase erosion and sediment control measures must achieve the following water quality objectives (WQO's) for a site runoff up to the design event as per the Brisbane City Council City Stormwater Management Code (2003). Table 4.1 summarises the pollutants and the criteria required to be achieved.

Table 4.1 – Pollutant criteria

Pollutant	Criteria
Total Suspended Solids	Maximum suspended solids concentration in stormwater does not exceed 50mg/l
pH	6.5 – 8.5

Monitoring and Maintenance
The following monitoring and maintenance procedures will be undertaken during all phases of the project as per the Brisbane City Council City Stormwater Management Code (2003):

- Earthworks and site cleaning are undertaken in accordance with the Erosion and Sediment Control plans
- Self-auditing program must be developed
- Any worn, damaged, or defective materials are to be immediately rectified to prevent uncontrolled discharge from the site
- Monitoring frequencies to be undertaken as per *3.1.8 Monitoring Frequency*

Self-audits, original test results and weekly sheet shall be kept on-site and available for council officers. Non-complying test results (*Table 4.1 – Pollutant criteria*) must be reported to council immediately.

Self-auditing requirements
The self-auditing program will be performed at least once a week, immediately before site closure and following rainfall events that cause runoff. These self-audits must be undertaken systematically and record:

- Installation/removal of any erosion and sediment control measures
- Condition of each device employed
- Circumstances contributing to damage of any measure
- Storage capacity available in pollution control structures (e.g. portable toilets, pollutant traps etc)
- Time, date, volume, and type of additional flocculants
- Maintenance or repair requirements for each measure

Monitoring frequency
Stormwater monitoring shall take place at the following intervals when surface water leaves the site:

Table 4.2 – Monitoring Frequency

Parameter	Frequency
TSS, NFR	Monthly or during discharge event (>25mm in any 24 hour period)
pH	In acid sulphate soils risk area, daily or during controlled discharge event
Total P, Total N	3 monthly

4.2 Earthworks

It is proposed that in conjunction with *3.1 Erosion and Sedimentation Control Measures* that adequate earthworks requirement for activities and quality associated with site grading, excavation and haulage of materials be in conjunction with Brisbane City Council's '*S140 – Earthworks'*.

There is expected to be considerable earthworks involved with the proposed basement excavation as shown on the preliminary bulk earthworks plan. As a result of this work, the following measures will be used:

- Topsoil removed to 100mm depth during earthworks and must be stockpiled and stockpiled separately clear of contaminates
- Unsuitable materials as per Section 4.2 of AS3798-2007 must be removed and fill with appropriate fill
- Compaction will be achieved in accordance with AS 1289.5.1.1, or not less than 95 percent

5. Conclusion

This Engineering Services Report has provided a comprehensive assessment of the proposed residential development at 23 Griffith Place, Seven Hills (9SP267627). The proposal involves a MCU (residential development), with two apartment buildings. All aspects of civil infrastructure, including stormwater, sewer, and water services, have been reviewed and addressed in accordance with relevant planning schemes and guidelines.

Staging of the civil services will be completed at the detailed design stage. There is opportunity to service the site with water and sewer services and there is other infrastructure within the vicinity of the site.

The earthworks will consist of major excavation/fill for the building structures, as there will be a lower ground and basement level.

The nominated lawful point of discharge for Lot 1 is the existing field inlet pit connecting to the Lot 3 stormwater line which discharges into the existing DN600 RCP stormwater main, east of the site.

The proposed LPOD for Lot 2 is the field inlet which connects to the DN600 RCP stormwater main located east of the site.

The development will be serviced via the existing DN160 PE sewer main located within the western boundary of the site.

Lastly, all proposed lots will be serviced via the existing DN180 water main within the site frontage on Griffith Place.

Appendix A – Proposed Architectural Plan



1 SITE PLAN
1 : 250

GENERAL NOTES

1. CONFIRM ALL DIMENSIONS AND EXISTING INFRASTRUCTURE ON SITE PRIOR TO CONSTRUCTION.
2. ALL WORK IS TO COMPLY WITH IN ALL RESPECTS TO THE RELEVANT AUSTRALIAN BUILDING STANDARDS AND LOCAL COUNCIL LAWS / REGULATIONS.
3. ANY DISCREPANICES (ON DRAWING OR ON SITE) TO BE REPORTED TO CHALMERS PARTNERS PRIOR TO CONSTRUCTION.
4. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DRAWINGS.
5. DOCUMENTS TO BE READ IN CONJUNCTION WITH CONSULTANTS AND RELEVANT DOCUMENTATION.

KEYPLAN LEGEND

REV	DESCRIPTION	DATE
E	ISSUED FOR APPROVAL	261029
D	ISSUED FOR FINAL APPROVAL	261014
C	ISSUED FOR COORDINATION	261006
B	ISSUED FOR COORDINATION	260907
A	ISSUED FOR REVIEW	260619

PROJECT NAME / ADDRESS
CLEARVIEW - PRECINCT H

CLIENT
HERAN BUILDING GROUP

LONGLAND PLACE, LEVEL 2/76 SKYRING TERRACE,
NEWSTEAD, QLD 4006

CHALMERS PARTNERS ARCHITECTS
27-9, NIHONBASHI HAKOZAKICHO, CHUO-KU, TOKYO

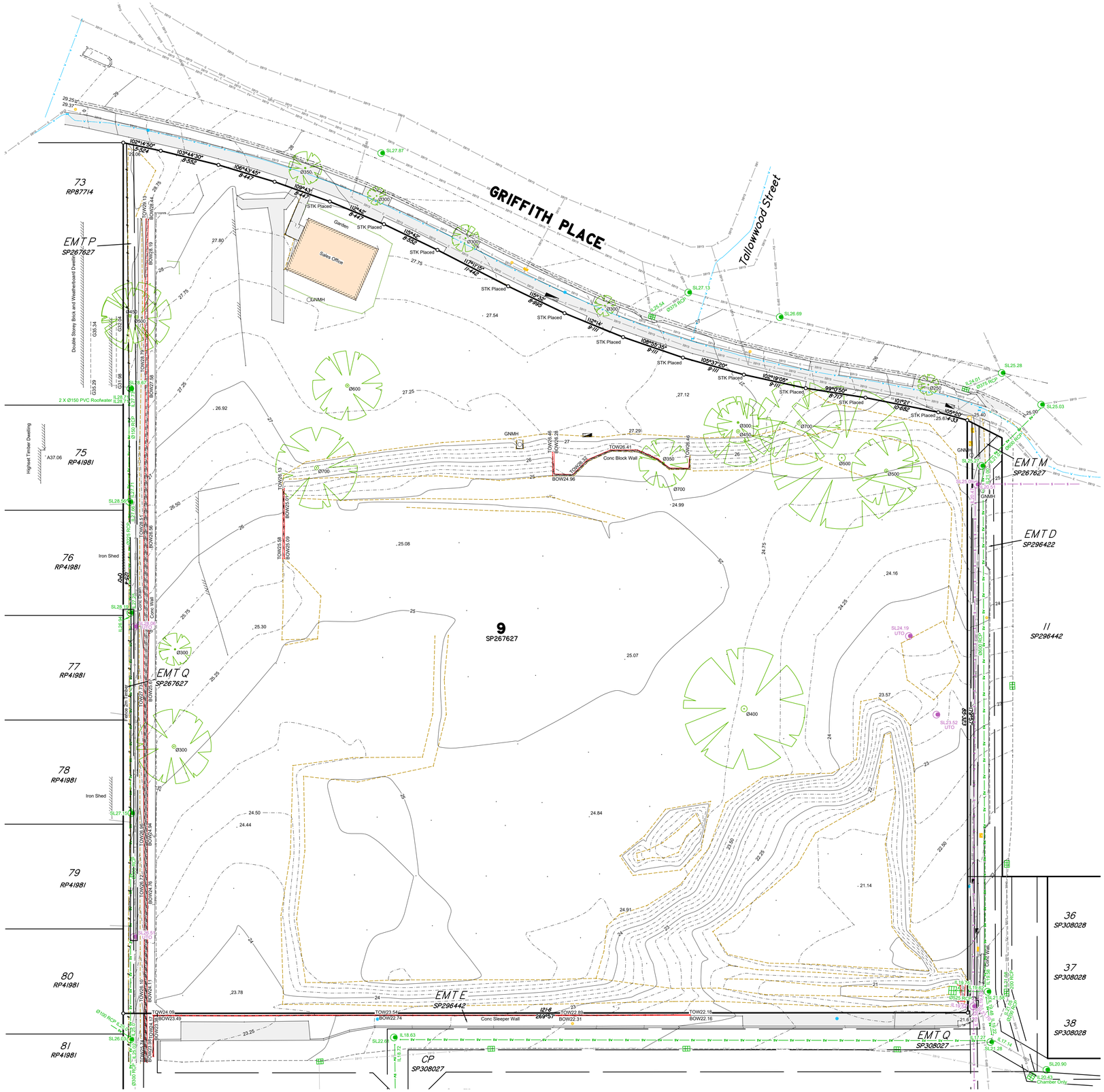
DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS INDICATED, ALL DIMENSIONS ARE IN MILLIMETRES. REPORT ANY DISCREPANCIES TO CPA BEFORE THE COMMENCEMENT OF WORK.
Original sheet size A1 (841x594)

DRAWING TITLE
SITE PLAN

TRUE NORTH

PROJECT #	2026002
DATE	261029
SCALE @ A1	1 : 250 @ A1
DRAWN Author	CHKD Approver
DRAWING #	REVISION
DA. 0.102	E

Appendix B – Site Survey Plan



Legend

Buildings
- GS.05 Gutter
- ES.05 Eave
- FLS.05 Floor Level
- RS.05 Ridge
- AS.05 Apex

Comms
- Pole
- Pillar
- Marker
- Pit

Electrical
- Power Pole
- Light Pole
- Meter
- Marker
- Pillar
- Pit

Fencing
- Fence Post
- Fence Line
- Gate
- Guard Rail
- Hand Rail

Gas
- Marker
- Valve
- Manhole

General
- Temporary Bench Mark
- Bollard
- GNIO Inspection
- GNMH Manhole
- Face of Building
- Door / Opening
- Mail Box

Roofwater
- RWO Inspection
- Kerb Adaptor
- Lid
- Lid & Chamber

Stormwater
- SWO Inspection
- Gully Trap
- Field Inlet
- Lid
- Lid & Chamber

Sewer
- SO Inspection
- Lid
- Lid & Chamber

Surface
- Hardstand (Conc / Bit / Pavers)
- Building
- Change of Grade
- Drain centre
- Top of Bank

Water
- Marker
- Meter
- Tap
- Valve
- Fire Hydrant

Vegetation
- Tree
- Tree line/ Drip line

Abbreviations
- TOW Top of Wall
- BOW Bottom of Wall
- UTO Unable to Open

DBYD Records
- UGAG - Under Ground/Above Ground
- C — 3919 — Communications — CUG
- E — 3919 — Electricity — EUG
- G — 3919 — Gas — GUG
- S — 3919 — Sewer — S
- SV — 3919 — Stormwater — SV
- V — 3919 — Water — V
- Roofwater — RV

Located by Survey

Notes

This plan may not be copied unless this note is included.

Underground Services
- Services have been compiled from Wolters As Constructed Survey supplied by Heran. Wolters As Constructed Survey has been layered with Wolters Prefix in layer name.
- DBYD records have been plotted where no As Constructed data provided.
- Private Services within common property of adjoining townhouse developments has not been provided as part of As Constructed information. DBYD records do not show privatelly owned services within common property.
- No underground service location was undertaken as part of field survey.

DWG info:
3D TIN frozen in layer "TIN GROUND".

For further information on any point in this survey, double click the point cross.

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SURVEY SERVICES ■ DEVELOPMENT ADVISORY ■ SPATIAL SOLUTIONS

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GOLD COAST (07) 5619 5190
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The boundaries shown on this plan have been compiled from survey records and are for plotting purposes only. Boundary corners have not been marked on site and are subject to final survey.

Only visible features of underground services were located. Positions plotted are indicative only and as such should not be relied upon for detailed engineering design and construction. Contact relevant authorities before any excavation.

This plan may not be copied unless this note is included.

Locality:	Seven Hills
Local Government:	Brisbane City
RP Description:	Lot 9 on SP267627
Date of Survey:	27/02/25
Level Datum:	AHD (dwr)
Level Origin:	Clearview Stage 7
Horizontal Datum:	Local
Horizontal Origin:	SP267627
Contour Interval:	0.25m

Scale: 0 3 6 9m
1 : 300@A1 (Before Reduction)
@A1

Client: Heran Building Group

Detail Survey of Precinct H Clearview Urban Village

Sheet 1 of 1

Drawn:	TC
Surveyed:	TC
Checked:	JM
Approved:	
Drawing Number:	S-2019-047-A

Appendix C – Civil Concept Plans

RESIDENTIAL APARTMENTS - PRECINCT H

23 GRIFFITH PLACE, SEVEN HILLS QLD 4170



LOCALITY PLAN
SCALE 1:1000

DRAWING LIST

DWG. NO	DWG. TITLE
SK00	COVER SHEET AND DRAWING INDEX
SK01	BULK EARTHWORKS LAYOUT PLAN
SK02	BULK EARTHWORKS SECTIONS
SK03	STORMWATER LAYOUT PLAN
SK04	STORMWATER PRE - CATCHMENT PLAN
SK05	STORMWATER POST- CATCHMENT PLAN
SK06	SERVICES LAYOUT PLAN

REVISIONS:

No.	REVISION DESCRIPTION	DRAWN	DATE
B	FOR APPROVAL	JP	03.11.26
A	FOR APPROVAL	MA	14.08.26

SCALE BAR
0 10 20 30 40 50m 100m
SCALE 1:1000

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IF IN DOUBT - ASK.

N

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HERAN BUILDING GROUP

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LEVEL 2/76 SKYRING TERRACE, NEWSTEAD QLD 4006

PROJECT TITLE
RESIDENTIAL APARTMENTS - PRECINCT H
23 GRIFFITH PLACE
SEVEN HILLS QLD 4170

DRAWING TITLE
COVER SHEET AND DRAWING INDEX

DRAWING STATUS
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	SIGNATURE	
MH	JP		
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:1000		A1
JOB No.		DRAWING No.	REVISION
BR242141		SK00	B



BULK EARTHWORKS LAYOUT PLAN
SCALE 1:250

ALL ENVIRONMENTAL MEASURES INCLUDING VEGETATION PROTECTION AND EROSION AND SEDIMENT CONTROL SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK

THIS DEVELOPMENT MAY REQUIRE THE IMPLEMENTATION OF SOIL RETENTION METHODS DURING CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE WORKS ARE CERTIFIED BY A SUITABLY QUALIFIED RPEQ AND INSTALLED PRIOR TO COMMENCING FILLING AND EXCAVATION WORKS AS INDICATED ON THIS PLAN

THE CONTRACTOR IS TO PRODUCE A MANAGEMENT PLAN FOR CONTROL OF DUST AND AIR EMISSIONS DURING WORKS.

NO DUST IS TO EXTEND BEYOND THE SITE BOUNDARY INCLUDING VEHICLES ENTERING AND LEAVING THE SITE.

ANY DAMAGE TO EXISTING ROADWAYS WILL BE RECTIFIED BY THE CONTRACTOR AT HIS EXPENSE.

LEGEND

- EXISTING LOT BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- XX.XX EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (0.1m)
- PROPOSED EARTHWORKS CONTOURS MAJOR
- PROPOSED EARTHWORKS CONTOURS MINOR
- PROPOSED RETAINING WALL
- Ex W EXISTING WATER
- Ex SW EXISTING STORMWATER
- Ex S EXISTING SEWER
- ExD EXISTING STORMWATER
- ExCOM EXISTING COMMUNICATIONS
- ExE EXISTING ELECTRICAL

EARTHWORKS CUT AND FILL TABLE

COLOR	MIN ELEVATION (m)	MAX ELEVATION (m)
	-12.000	-8.000
	-8.000	-4.000
	-4.000	-2.000
	-2.000	-1.000
	-1.000	-0.500
	-0.500	-0.050
	-0.050	0.050
	0.050	0.500
	0.500	1.000
	1.000	2.000
	2.000	4.000

BULK EARTHWORKS QUANTITES

TOTAL CUT VOLUME: 26481m^3
TOTAL FILL VOLUME: 325m^3
TOTAL EXPORT VOLUME: 26156m^3

TOPSOIL STRIP (100mm): 593m^3

EARTHWORKS LEVELS BASED ON A NOMINAL 250mm GROUND SLAB THICKNESS

NOTE

1. TEMPORARY BATTERS ARE NOT SHOWN FOR CLARITY
2. REFER TO CIVIL SPECIFICATIONS ON DRAWING C001 FOR SUBGRADE PREPARATION REQUIREMENTS
3. THIS PLAN IS TO BE READ IN CONJUNCTION WITH;
   - THE GEOTECHNICAL REPORT
   - GENERAL PROJECT NOTES ON C001
   - RELEVENT COUNCIL SPECIFICATIONS
4. THESE VOLUMES DO NOT INCLUDE THE FOLLOWING
   - BULKING
   - TRENCHING
   - RETAINING WALL (INCLUDING BACKFILLING)
   - FOOTINGS
   - DETAILED EXCAVATION
5. EXISTING UNCONTROLLED FILL TO BE MANAGED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS

NOTE: SURVEY

1. ALL EXISTING SERVICES HAVE BEEN LOCATED USING DBYD AND COUNCIL MAPPING SERVICES ONLY - CONTRACTOR TO CONFIRM ALL EXISTING SERVICE LOCATIONS PRIOR TO COMMENCEMENT OF WORKS
2. SURVEY PROVIDED DOES NOT COVER ENTIRE SITE AREA - CONTRACTOR TO VERIFY ANY MISSING LEVELS PRIOR TO ANY COMMENCEMENT OF WORK
3. STORMWATER INFRASTRUCTURE LOCATED WITHIN SITE AND EXTERNAL TO SITE WERE NOT CAPTURED IN DETAILED SITE SURVEY. INFORMATION SHOWN IS INDICATIVE ONLY AND BASED ON SITE MEASUREMENTS CAPTURED BY CONTRACTOR. CONTRACTOR TO CONFIRM LOCATION AND LEVELS ON SITE PRIOR TO CONSTRUCTION FOR STORMWATER ASSETS. IF IN DOUBT ASK.

REFER STRUCTURAL ENGINEER FOR DETAILS OF TEMPORARY SOIL RETENTION METHOD

ANY DAMAGE TO EXISTING ROADWAYS WILL BE RECTIFIED BY THE CONTRACTOR AT HIS EXPENSE.

CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE PRIOR TO UNDERTAKING WORKS.

REFER STRUCTURAL DRAWINGS PREPARED BY STRUCTURAL ENGINEER FOR FOOTING SLAB AND WALL DETAILS.

REVISIONS:

No.	REVISION DESCRIPTION	DRAWN	DATE
B	FOR APPROVAL	JP	03.11.26
A	FOR APPROVAL	MA	14.08.26

SCALE BAR
0 1 2 3 4 5 10m 15 20m
SCALE 1:250

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HERAN BUILDING GROUP

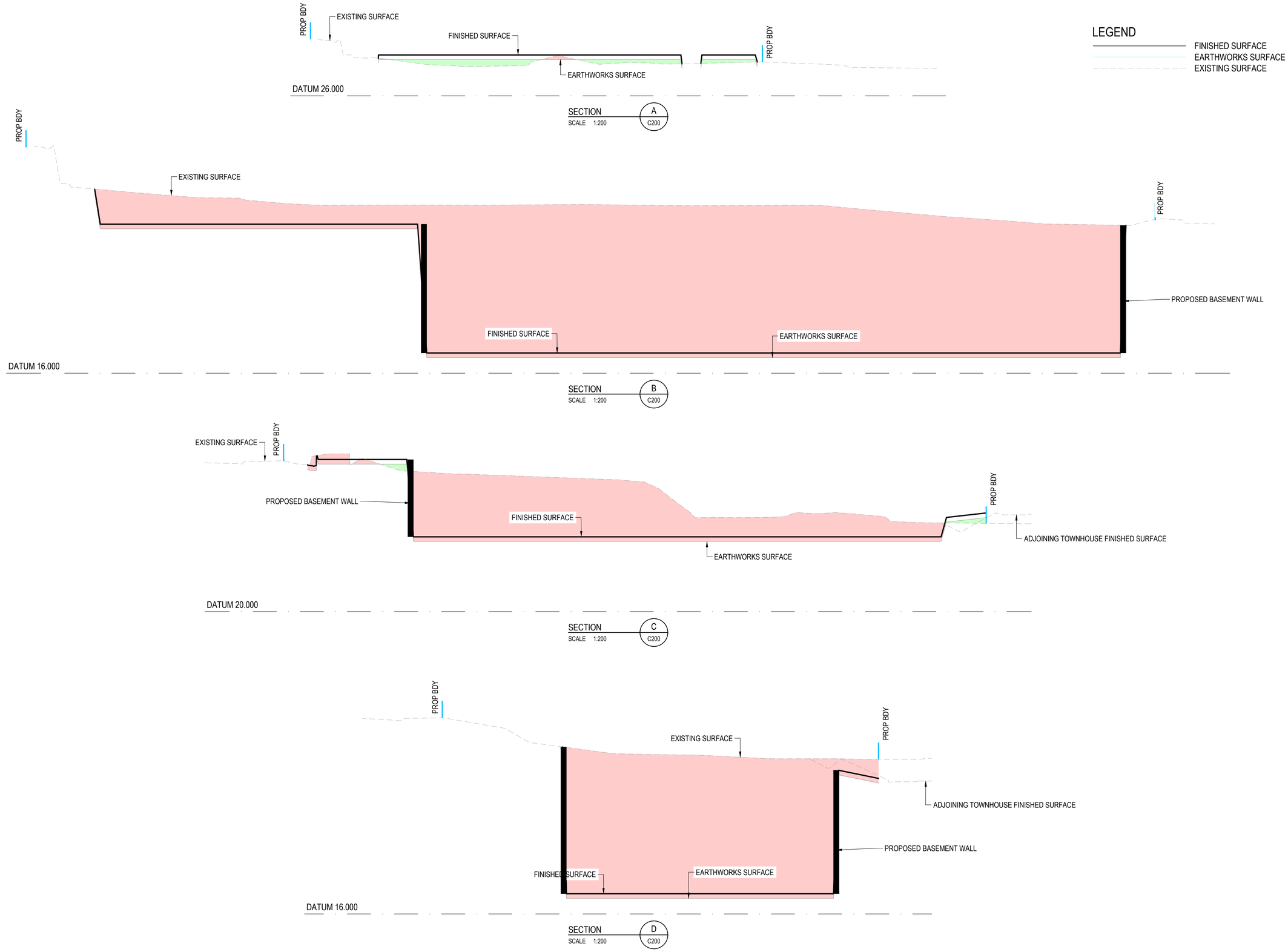
ARCHITECT
CHALMERS PARTNERS ACHITECTS
LEVEL 2/76 SKYRING TERRACE, NEWSTEAD QLD 4006

PROJECT TITLE
RESIDENTIAL APARTMENTS - PRECINCT H
23 GRIFFITH PLACE
SEVEN HILLS QLD 4170

DRAWING TITLE
BULK EARTHWORKS
LAYOUT PLAN

DRAWING STATUS
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	SIGNATURE	
MH	JP		
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:250		A1
JOB No.		DRAWING No.	REVISION
BR242141		SK01	B



REVISIONS:

No.	REVISION DESCRIPTION	DRAWN	DATE
B	FOR APPROVAL	JP	03.11.26
A	FOR APPROVAL	MA	14.08.26

SCALE BAR

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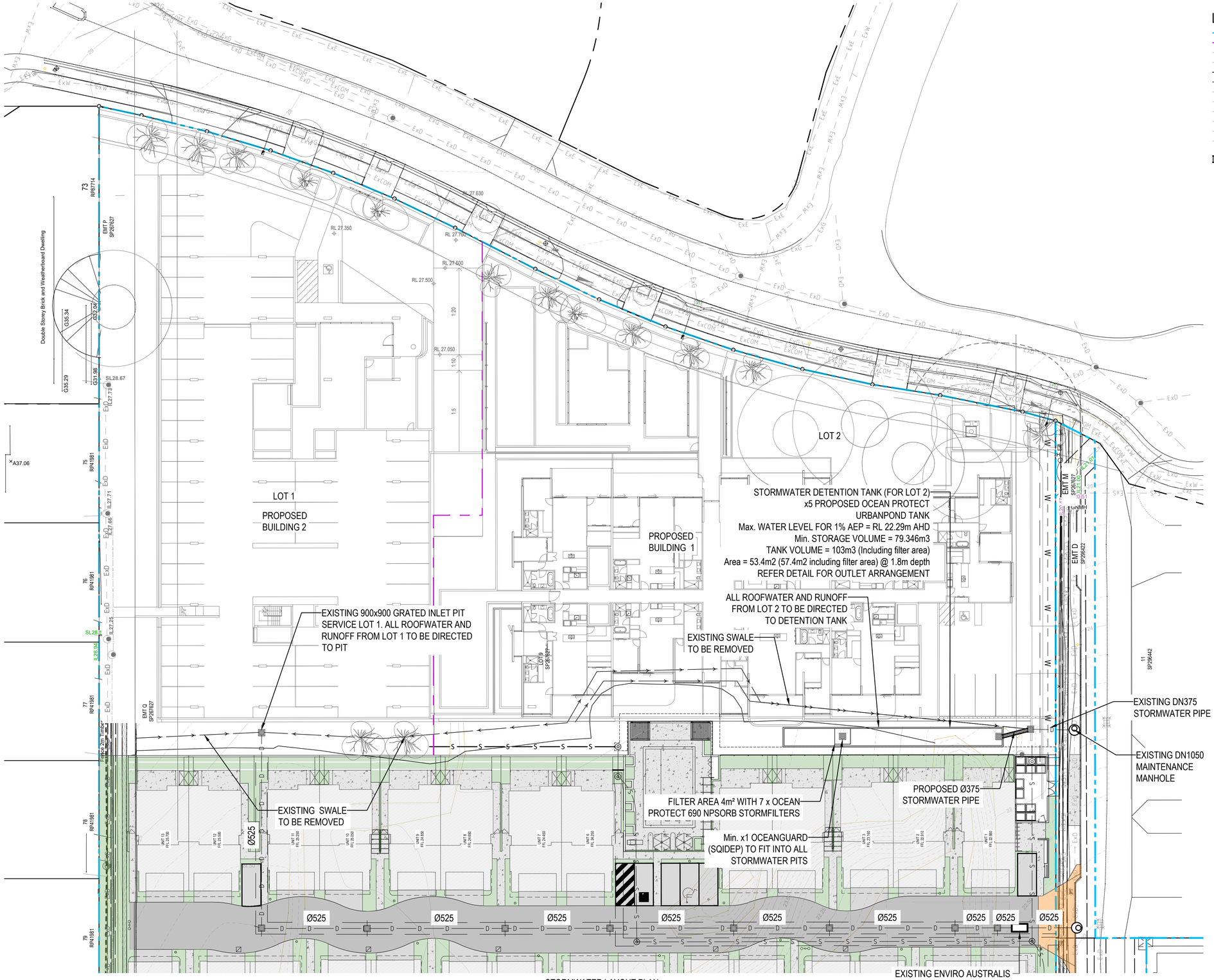
PROJECT TITLE
RESIDENTIAL APARTMENTS - PRECINCT H
23 GRIFFITH PLACE
SEVEN HILLS QLD 4170

DRAWING TITLE
BULK EARTHWORKS
SECTIONS

DRAWING STATUS
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	SIGNATURE	
MH	JP		
DRAFTSPERSON	SCALE		SHEET SIZE
JP			A1
JOB No.		DRAWING No.	REVISION
BR242141		SK02	B



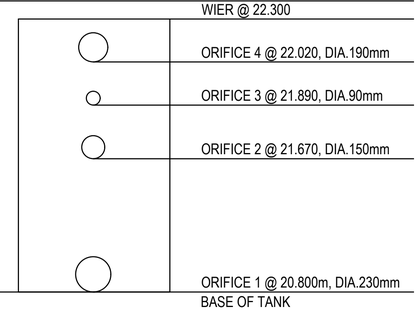
STORMWATER LAYOUT PLAN
SCALE 1:250

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (0.1m)
- PROPOSED CONTOUR (1.0m)
- PROPOSED CONTOUR (0.1m)
- EXISTING SEWER
- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING STORMWATER LINE
- EXISTING STORMWATER STRUCTURE ID
- EXISTING STORMWATER INLET
- EXISTING ROAD
- EXISTING FOOTPATH
- EXISTING DWELLING
- EXISTING STORMWATER MANHOLE
- PROPOSED GROUND LEVEL RL 28.200
- PROPOSED LOWER GROUND LEVEL 24.030
- PROPOSED BASEMENT LEVEL RL 20.560
- PROPOSED RAMP

PROPOSED LOWER GROUND LEVEL 24.03

TOP OF TANK IL = 22.600
WIER @ 22.300



ORIFICE DETAIL
SCALE 1:20

REVISIONS:

No.	REVISION DESCRIPTION	DRAWN	DATE
B	FOR APPROVAL	JP	03.11.26
A	FOR APPROVAL	MA	14.08.26

SCALE BAR
0 1 2 3 4 5 10m 15 20m
SCALE 1:250

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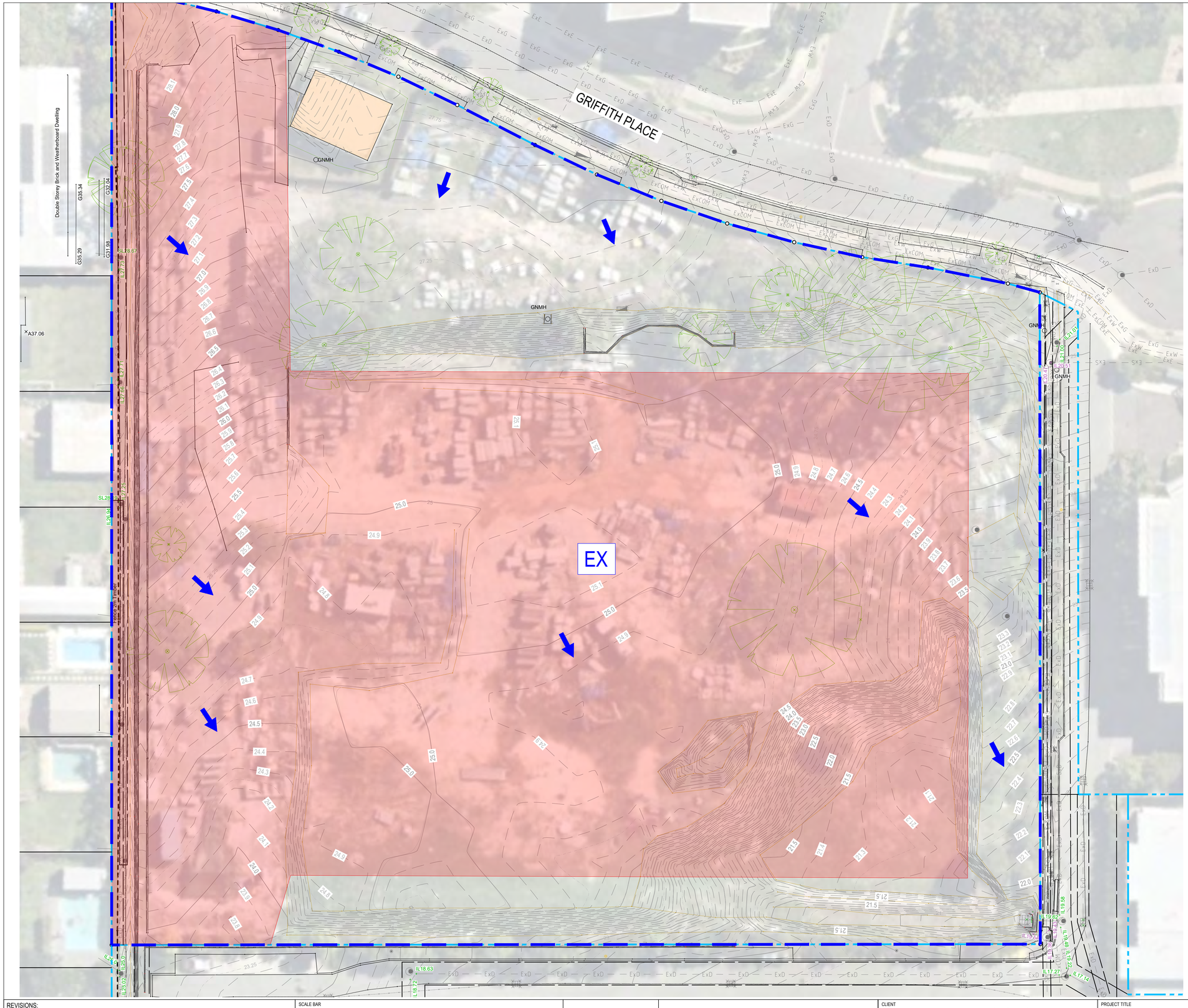
PROJECT TITLE
RESIDENTIAL APARTMENTS - PRECINCT H
23 GRIFFITH PLACE
SEVEN HILLS QLD 4170

DRAWING TITLE
STORMWATER LAYOUT PLAN

DRAWING STATUS
FOR INFORMATION
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	SIGNATURE	
MH	JP		
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:250		A1
JOB No.		DRAWING No.	REVISION
BR242141		SK03	B



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED STORMWATER CATCHMENT
- OVERLAND FLOW DIRECTION
- PROPOSED CONTOUR (1.0m)
- PROPOSED CONTOUR (0.1m)
- ExS — EXISTING SEWER
- ExCOM — EXISTING COMMUNICATIONS
- ExE — EXISTING ELECTRICAL
- ExG — EXISTING GAS
- ExD — EXISTING STORMWATER
- ExW — EXISTING WATER
- IMPERVIOUS AREA

CATCHMENT TABLE

CATCHMENT	AREA (ha)	FRACTION IMPERVIOUS
EX	1.264	68.88%

WARNING

BEWARE OF UNDERGROUND SERVICES

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REVISIONS:

No.	REVISION DESCRIPTION	DRAWN	DATE
B	FOR APPROVAL	JP	03.11.26
A	FOR APPROVAL	MA	14.08.26

SCALE BAR

0 1 2 3 4 5 10m 15 20m

SCALE 1:250

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ARCHITECT: CHALMERS PARTNERS ACHITECTS
LEVEL 2/76 SKYRING TERRACE, NEWSTEAD QLD 4006

PROJECT TITLE: RESIDENTIAL APARTMENTS - PRECINCT H
23 GRIFFITH PLACE
SEVEN HILLS QLD 4170

DRAWING TITLE: PRE- CATCHMENT PLAN
STORMWATER

DRAWING STATUS: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	SIGNATURE	
MH	JP		
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:250		A1
JOB No.		DRAWING No.	REVISION
BR242141		SK04	B

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED STORMWATER CATCHMENT
- OVERLAND FLOW DIRECTION
- PROPOSED CONTOUR (1.0m)
- PROPOSED CONTOUR (0.1m)
- EXISTING SEWER
- EXISTING COMMUNICATIONS
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING STORMWATER
- EXISTING WATER
- PROPOSED ROAD
- PROPOSED FOOTPATH
- PROPOSED DWELLING

CATCHMENT TABLE

CATCHMENT	AREA (ha)
1/1	0.3473
2/1	0.0156
3/1	0.0118
4/1	0.0157
5/1	0.0116
6/1	0.0204
7/1	0.0109
8/1	0.0146
9/1	0.0136
1/2	0.3901
RW2/1	0.0280
RW3/1	0.0274
RW4/1	0.0265
RW5/1	0.0263
RW6/1	0.0191
RW7/1	0.0254
RW8/1	0.0261
RW9/1	0.0194
RW2/1A	0.0388
RW3/1A	0.0260
RW4/1A	0.0257
RW5/1A	0.0257
RW7/1A	0.0260
RW8/1A	0.0256
RW9/1A	0.0294

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SCALE BAR: 0 1 2 3 4 5 10m 15 20m — SCALE 1:250

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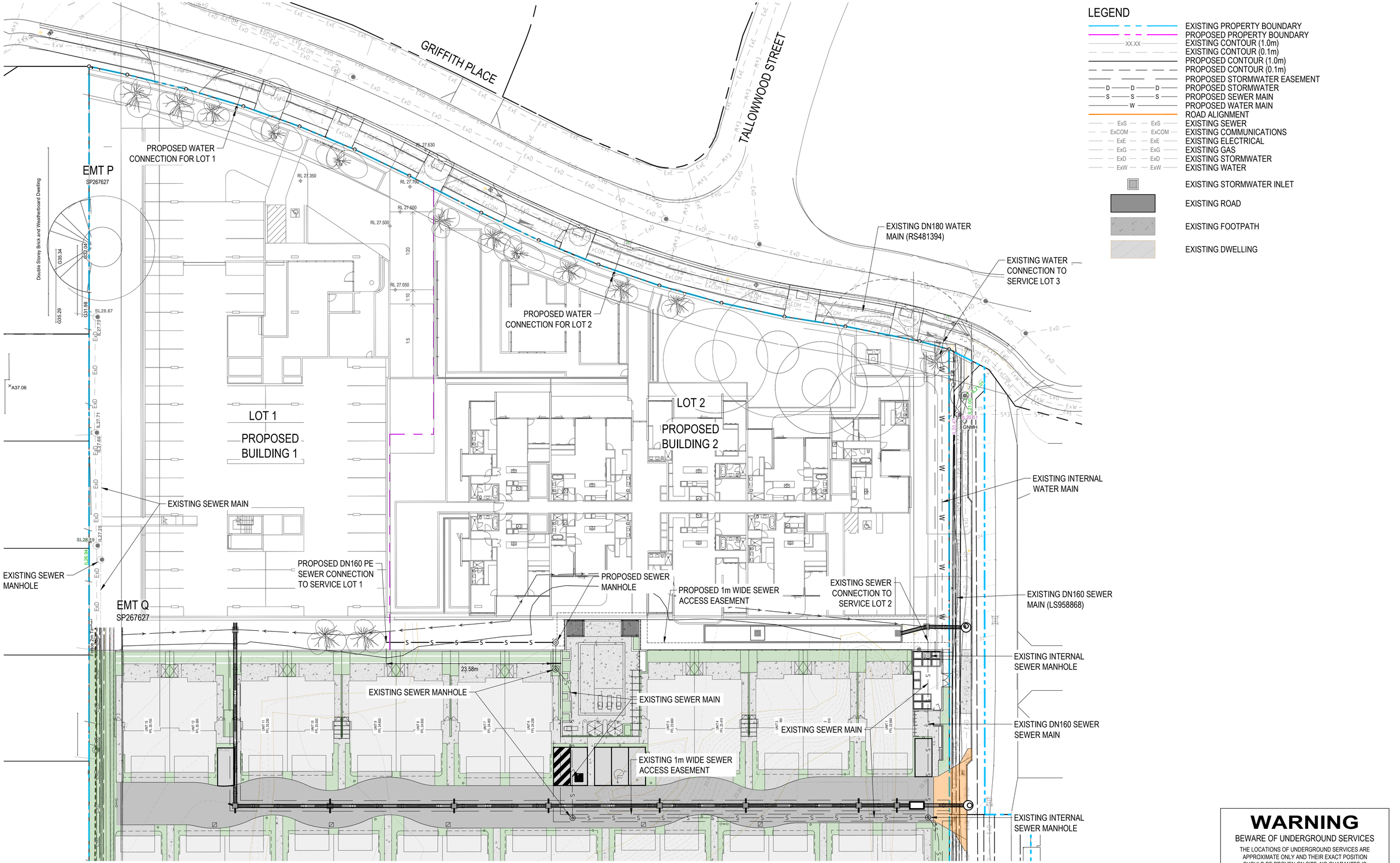
LEVEL 2/76 SKYRING TERRACE, NEWSTEAD QLD 4006

PROJECT TITLE: RESIDENTIAL APARTMENTS - PRECINCT H
23 GRIFFITH PLACE
SEVEN HILLS QLD 4170

DRAWING TITLE: STORMWATER POST-CATCHMENT PLAN

DRAWING STATUS: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

PROJECT LEADER	DESIGNER	SIGNATURE	
MH	JP		
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:250		A1
JOB No.		DRAWING No.	REVISION
BR242141		SK05	B



SERVICES LAYOUT PLAN
SCALE 1:250

WARNING

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SCALE BAR
0 1 2 3 4 5 10m 15 20m
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23 GRIFFITH PLACE
SEVEN HILLS QLD 4170

DRAWING TITLE
SERVICES LAYOUT PLAN

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PROJECT LEADER	DESIGNER	SIGNATURE	
MH	JP		
DRAFTSPERSON	SCALE		SHEET SIZE
JP	1:250		A1
JOB No.		DRAWING No.	REVISION
BR242141		SK06	B

Appendix D – Code Responses

Project Location: 23 Griffith Place, Seven Hills Job Reference: BR242141

Stormwater Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for a material change of use, reconfiguring a lot, operational work or building work Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) minimise flooding; (b) protect environmental values of receiving waters; (c) maximise the use of water sensitive urban design; (d) minimise safety risk to all persons; (e) maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	**AO1** Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	**RO1** Complies - A stormwater management system will be provided as part of the development which is designed in compliance with the standards in the Infrastructure design planning scheme policy.

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 – The development will not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**RO2.2** Complies - A stormwater management system will be provided as part of the development which is designed in compliance with the standards in 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	**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 drainage infrastructure will be contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.

Performance outcomes	Acceptable outcomes	Response
to adversely affect the safety of, or cause nuisance to properties.	**AO3.2** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**RO3.2** Complies - A stormwater management system will be provided as part of the development which is designed in compliance with the standards in the Infrastructure design planning scheme policy.
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	**RO3.3** Complies – The development will outlet to a lawful point of discharge in compliance with the standards in 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 - All underground stormwater infrastructure located on private land will be secured by a 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 – A stormwater conveyance system will be provided as part of the development which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
	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 – The development will provide sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.
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 stormwater channels or creek modifications are proposed as part of the 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** Complies - All stormwater detention and water quality treatment devices proposed as part of the development will be located: (a) outside of a waterway corridor; (b) offline to any catchment not contained within the development.
	AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the	**RO6.2** Complies - All stormwater detention and water quality treatment devices associated with the development will be designed in

Performance outcomes	Acceptable outcomes	Response
	standards in the Infrastructure design planning scheme policy.	compliance with the standards in the Infrastructure design planning scheme policy.
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 development (including any ancillary structures and car parking areas) will be 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.
	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 – The development and the associated road network will provide a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.

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 drainage channels or creeks are proposed as part of the 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 drainage channels or creeks are proposed as part of the 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 drainage channels or creeks are proposed as part of the development.

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 drainage channels or creeks are proposed as part of the 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** Complies – The development will be designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use, where possible.
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 – The development will ensure that there is sufficient site area to accommodate an effective stormwater management system.
PO11	**AO11.1** Development with up-slope external catchment areas provides a drainage	**RO11.1** Complies - A drainage connection will be provided and sized for ultimate up-slope

Performance outcomes	Acceptable outcomes	Response
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.	connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	external catchment conditions that will be directed to a lawful point of discharge.
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	**RO11.2** Complies - Any existing stormwater infrastructure that is undersized will be upgraded in compliance with the Infrastructure design planning scheme policy.
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 - A stormwater management system will be provided as part of the development which is designed in compliance with the standards in the Infrastructure design planning scheme policy.
	AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an	**RO12.2** Complies - Development provides a clear area with a minimum of 2m radius from the

Performance outcomes	Acceptable outcomes	Response
	existing manhole cover and with a minimum height clearance of 2.5m.	centre of an existing manhole cover and with a minimum height clearance of 2.5m.
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** Complies – The development will ensure 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.
PO14 Development ensures that:	**AO14** No acceptable outcome is prescribed.	**RO14** Complies – The development will ensure that:

Performance outcomes	Acceptable outcomes	Response
(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.		(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.
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 – The development will 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.
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: (a) a material change of use for an urban purpose which involves greater than 2,500m^2 of land that: (i) will result in an impervious area greater than 25% of the net developable area; or (ii) will result in 6 or more dwellings. (b) reconfiguring a lot for an urban purpose that involves greater than 2,500m^2 of land and will result in 6 or more lots; (c) operational work for an urban purpose which involves disturbing greater than 2,500m^2 of land.		

Performance outcomes	Acceptable outcomes	Response
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the *Environmental Protection Act 1994*. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	**AO16** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**RO16** Not applicable – The development does not involve 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.	**RO17** Not applicable – The development does not involve 6 or more lots.

Performance outcomes	Acceptable outcomes	Response
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		
PO18 Development protects stormwater infrastructure to ensure the following are not compromised: (a) the long term infrastructure for the stormwater network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the stormwater network which: (i) is required to service the development or an existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.	**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.	**RO18** Complies - Stormwater infrastructure will be protected 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.

Performance outcomes	Acceptable outcomes	Response
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.		
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; (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;	**AO19** No acceptable outcome is prescribed.	**RO19** 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; (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

Performance outcomes	Acceptable outcomes	Response
(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*.		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.

Project Location: 23 Griffith Place, Seven Hills Job Reference: BR242141

Filling and Excavation Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	**AO1** Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.	**RO1** Complies - The total height of any cut and fill, whether or not retained, will not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.
PO2 Development of a retaining wall proposed as a result of filling or excavation: (a) is designed and constructed to be fit for purpose; (b) does not impact adversely on significant vegetation;	**AO2.1** Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site; (b) if the total height to be retained is greater than 1m, then:	**RO2.1** Not applicable – No retaining walls are proposed as part of the development.

Performance outcomes	Acceptable outcomes	Response
(c) is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	(i) the retaining wall at the property boundary is no greater than 1m above the ground level; (ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	
	AO2.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	**AO2.2** Not applicable - No retaining walls are proposed as part of the development.

Performance outcomes	Acceptable outcomes	Response
	AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	**RO2.3** Not applicable - No retaining walls are proposed as part of the development.
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble or debris.	**RO2.4** Complies - All filling operations will use clean fill that does not include any construction rubble or debris.
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	**AO3** Development ensures that a rock anchor: (a) is constructed in accordance with the standards in the Infrastructure design planning scheme policy; (b) where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	**RO3** Not applicable – No rock anchors are proposed as part of the development.

Performance outcomes	Acceptable outcomes	Response
PO4 Development protects all services and public utilities.	**AO4** Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	**R04** Complies – The development will be designed to protect services and public utilities and ensure that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authority.
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	**AO5** Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	**RO5** Complies - All flows and subsoil drainage from the site will be directed to a lawful point of discharge in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the	**AO6** No acceptable outcome is prescribed.	**RO6** Not applicable – No open drainage works are proposed as part of the development.

Performance outcomes	Acceptable outcomes	Response
development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.		
PO7 Development for filling or excavation: (a) does not degrade water quality or adversely affect environmental values in receiving waters; (b) ensures site sediment and erosion control standards are best practice.	**AO7.1** Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	**RO7.1** Complies – Erosion and sediment control design will be undertaken in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.
	AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	**RO7.2** Complies – Erosion and sediment control design will be undertaken in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO8.1** Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	**RO8.1** Complies - No dust emissions will extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.
	AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	**RO8.2** Complies - Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.D, Table 9.4.3.3.E, Table 9.4.3.3.F and Table 9.4.3.3.G. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	**RO9** Complies - Filling and excavation activities associated with the development will not cause ground-borne vibration beyond the boundary of the site.

Performance outcomes	Acceptable outcomes	Response
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	**AO10** Development ensures that heavy trucks hauling material to and from the site: (a) occur for a maximum of 3 weeks; (b) use a major road to access the site; (c) only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	**RO10** Performance criteria applies – Construction duration will exceed 3 weeks and will be subject to weather conditions, however will be undertaken in accordance with a Construction Management Plan which will be submitted and approved as part of a Operational Works application, if required.
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	**AO11** Development does not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; (b) filling with material containing a contaminant.	**RO11** Complies – The development will not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; (b) filling with material containing a contaminant.

Performance outcomes	Acceptable outcomes	Response
PO12 Development provides for: (a) landscaping for water conservation purposes; (b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	**AO12.1** Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	**RO12.1** Complies - Landscaping will be provided as part of the development which will be designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.
	AO12.2 Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy.	**RO12.2** Complies - The design and requirements for irrigation will be in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy.
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	**RO12.3** Complies - All pavement, turf and mulched garden beds proposed as part of the development will incorporate drainage.

Project Location: 23 Griffith Place, Seven Hills Job Reference: BR242141

Infrastructure Design Code

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;	**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** Complies - Roadworks and associated pavement, edging and landscaping will be designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
(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.		
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	**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** Complies - Roadworks and associated pavement, edging and landscaping will be designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
stormwater run-off and the preservation of all-weather access; (d) allows 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.	**RO3** Complies - Roadworks and associated pavement, edging and landscaping will be designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.
PO4 Development provides verges which are designed and constructed to: (a) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; (b) provide a sufficient area for public utility services;	**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** Complies - Roadworks and associated pavement, edging and landscaping will be designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
(c) be maintainable by the Council.		
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: (a) allows equitable access for all modes; (b) is safe and secure; (c) has 24-hour access; (d) is a low-speed shared zone environment; (e) has a high-quality streetscape.	**AO5** Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	**RO5** Not applicable – No lanes or laneways are identified in the vicinity of the site.
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;	**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:	**RO6** Complies - Roadworks and associated pavement, edging and landscaping will be designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
(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.	(a) concrete kerb and channel; (b) forming and grading to verges; (c) crossings over channels and verges; (d) a constructed bikeway; (e) a constructed verge or reconstruction of any damaged verge; (f) construction of the carriageway; (g) payment of costs for required alterations to public utility mains, services or installations; (h) construction of and required alterations to public utility mains, services or installations; (i) drainage works; (j) installation of electrical conduits.	
PO7 Development provides both cycle and walking routes which:	**AO7** Development provides cycle and walking routes which are located, designed and constructed in compliance with the road	**RO7** Complies - Roadworks and associated pavement, edging and landscaping will be designed and constructed in compliance with

Performance outcomes	Acceptable outcomes	Response
(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. 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.	corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	the road corridor design standards in the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	**AO8.1** Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	**AO8.1** Complies - Refuse and recycling collection and storage facilities will be provided as part of the development 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.	**AO8.1** Complies - Refuse and recycling collection and storage location and design will not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.
PO9 Development ensures that:	**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 – The reticulated water and sewerage distribution system for all services will be in place before the first use is commenced.

Performance outcomes	Acceptable outcomes	Response
(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.	**AO9.2** Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	**RO9.2** Complies – All lots will be provided with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.
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 - Public utilities and street lighting will be provided as part of the development which will be 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

Performance outcomes	Acceptable outcomes	Response
	Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	reinstated and restored on completion of the work.
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	**RO10.2** Complies - Compatible public utility services and street-lighting services will be provided as part of the development which are co-located in common trenching for underground services.
	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 - Public utilities and street lighting will be provided as part of the development which will be designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.
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;	**RO11** Complies – All lots will be provided with the following services to the standards of the approved supplier: (a) electricity;

Performance outcomes	Acceptable outcomes	Response
	(b) telecommunications services; (c) gas service where practicable.	(b) telecommunications services; (c) gas service where practicable.
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** Complies - Conduits will be provided, as required, 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.

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 – There is no public art identified in a neighbourhood plan or park concept plan in the vicinity of the site.
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,	**RO14** Complies - Public signage will be provided, as required,:

Performance outcomes	Acceptable outcomes	Response
	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).	(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.
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 proposed to be constructed as part of the development.
PO16 Development provides public toilets which: (a) are required as part of a community facility or park;	**AO16** Development that provides public toilets is designed and constructed in compliance with	**RO16** Not applicable – No public toilets are proposed to be constructed as part of the development.

Performance outcomes	Acceptable outcomes	Response
(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.	the public toilets standards in the Infrastructure design planning scheme policy.	
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;	**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, tunnel, elevated structures or water access structures are proposed as part of the development.

Performance outcomes	Acceptable outcomes	Response
(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.		
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;	**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 – No culverts are proposed as part of the development.

Performance outcomes	Acceptable outcomes	Response
(h) minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) minimal water seepage.	**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** Complies - All batters and retaining walls associated with the development will be designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
If for development with a gross floor area greater than 1,000m^2		
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	**AO20** Development ensures that during construction: (a) the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; (b) adjoining and surrounding landscaping is protected from damage; (c) safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	**RO20** Not applicable – The development does not involve a gross floor area of greater than 1,000m^2.
PO21 Development ensures that construction and demolition activities are guided by measures	**AO21.1** Development ensures that demolition and construction:	**AO21.1**

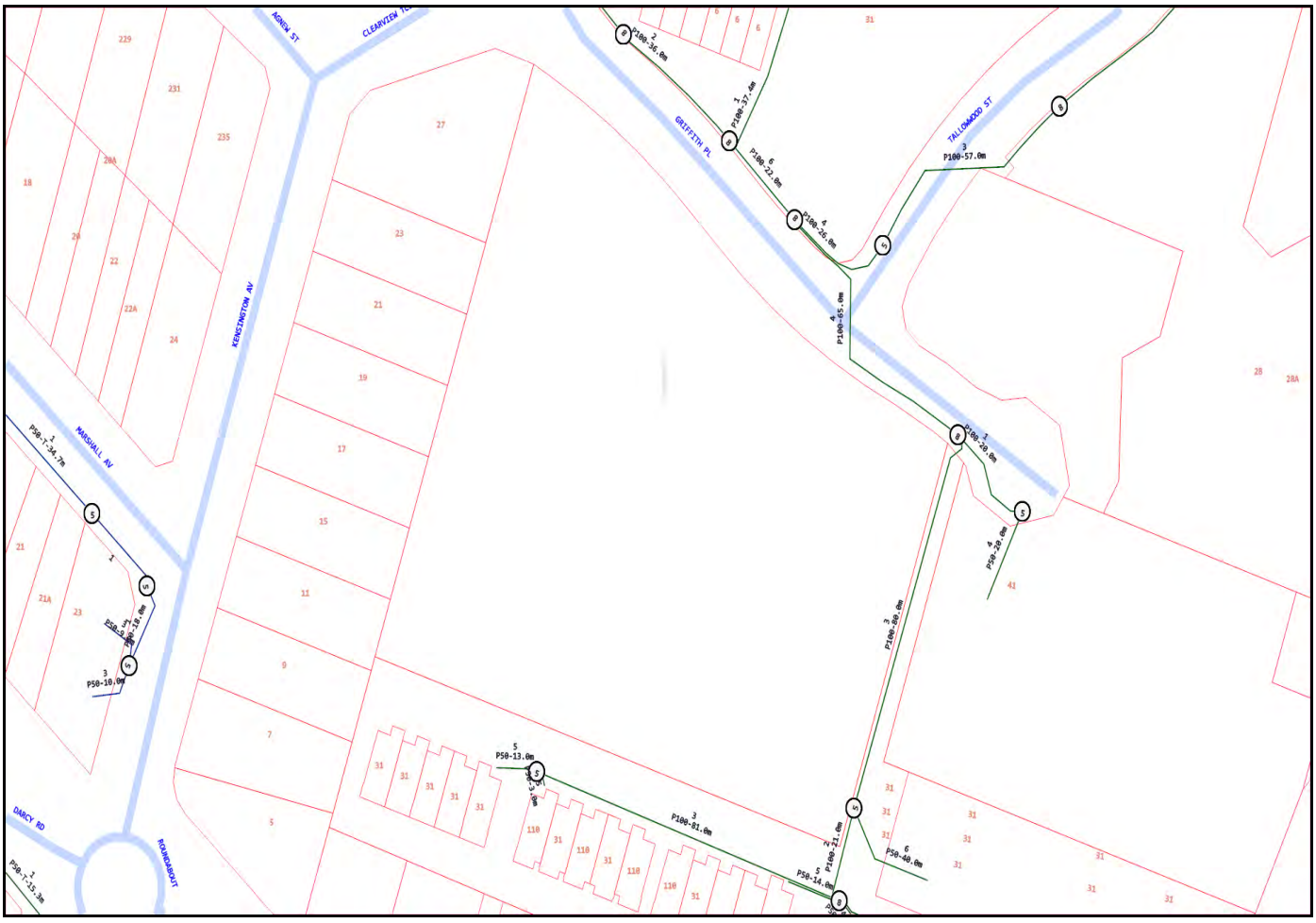
Performance outcomes	Acceptable outcomes	Response
that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	(a) only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; (b) do not occur over periods greater than 6 months.	Not applicable – The development does not involve a gross floor area of greater than 1,000m^2.
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	**RO21.2** Not applicable – The development does not involve a gross floor area of greater than 1,000m^2.
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	**RO21.3** Not applicable – The development does not involve a gross floor area of greater than 1,000m^2.

Performance outcomes	Acceptable outcomes	Response
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.	**RO22** Not applicable – The development does not involve a gross floor area of greater than 1,000m^2.
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;	**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.	**RO23.1** **Complies -** Above or below ground fire hydrants will be provided on residential, streets and private roads, at not more than 90m intervals, and at each street intersection as part of the future development design.

Performance outcomes	Acceptable outcomes	Response
(b) suitably identified so that fire services can locate them at all hours.	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.	
	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.	**RO23.2** Fire hydrants will be 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.
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.	**RO24** Complies – Future internal private roads will 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.
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		

Performance outcomes	Acceptable outcomes	Response
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.	**RO25** Not applicable – The development does not involve major electricity infrastructure or bulk water supply infrastructure.
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26 Development is sited and designed to: (a) avoid safety risks to people or property; (b) minimise noise and visual impacts to people and property; (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	**AO26** No acceptable outcome is prescribed.	**RO26** Not applicable – The development does not involve major electricity infrastructure or bulk water supply infrastructure.

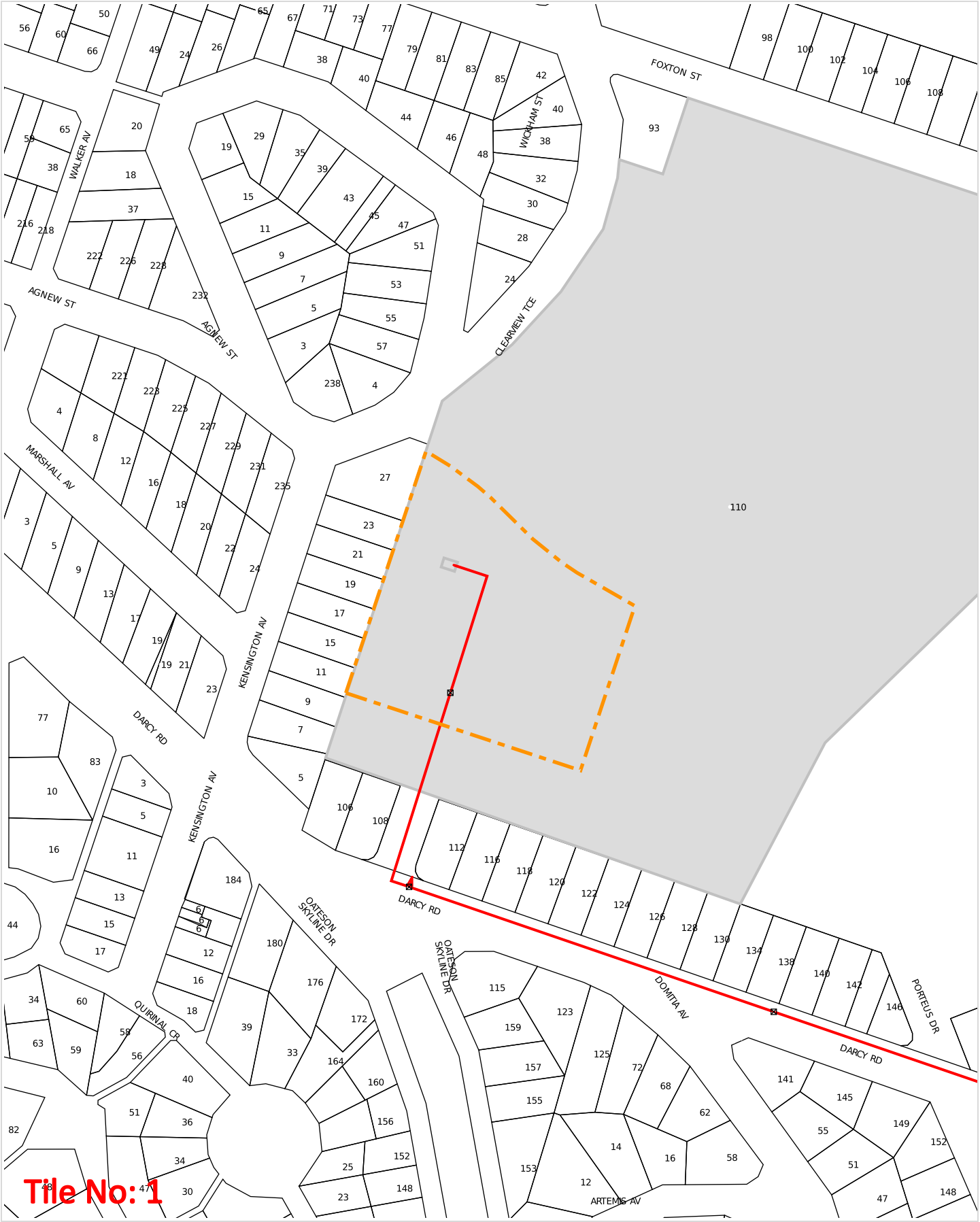
Appendix E – NBN



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 E – Optus



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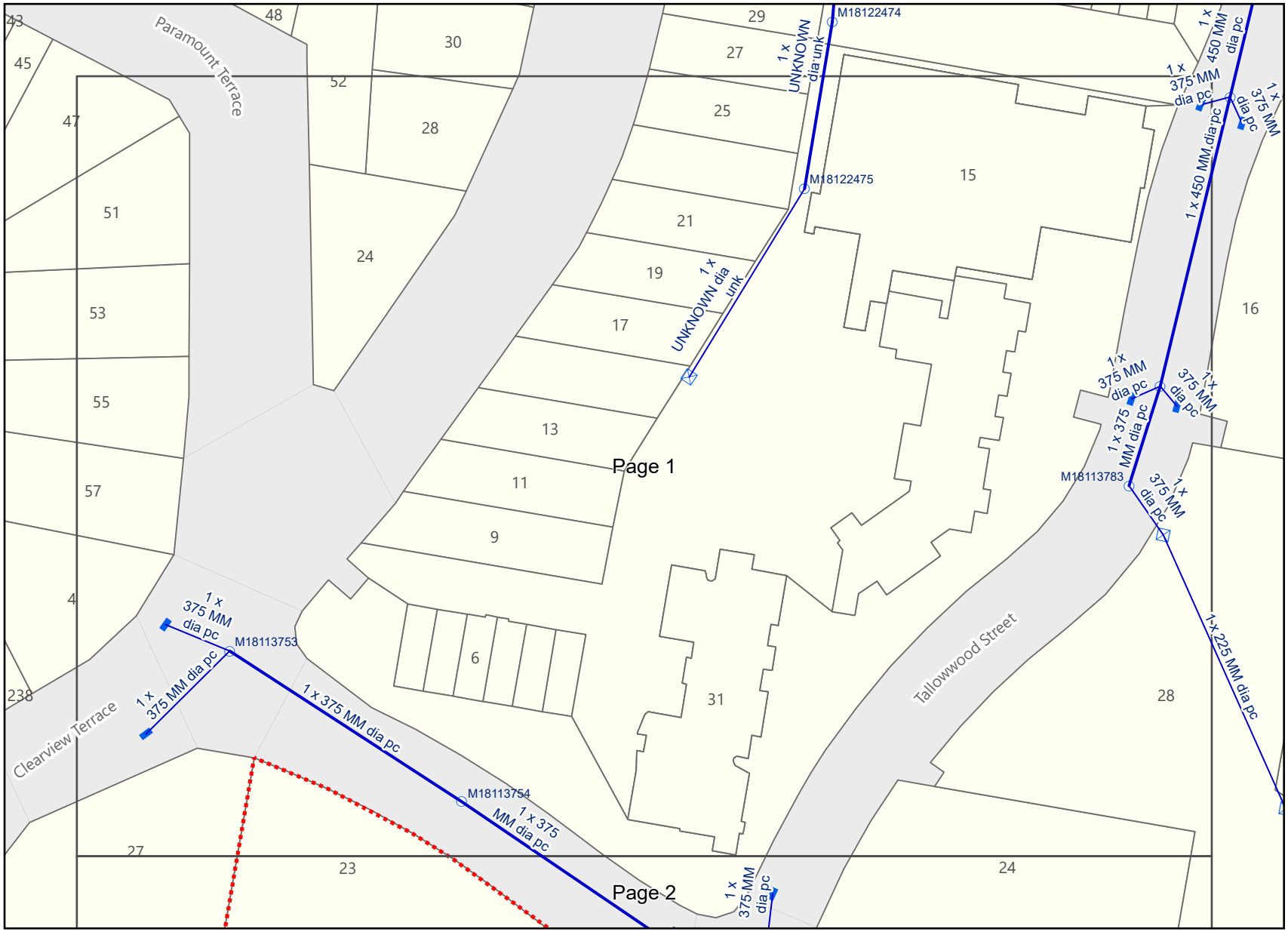
Sequence Number: 249018391

Date Generated: 20 Dec 2024

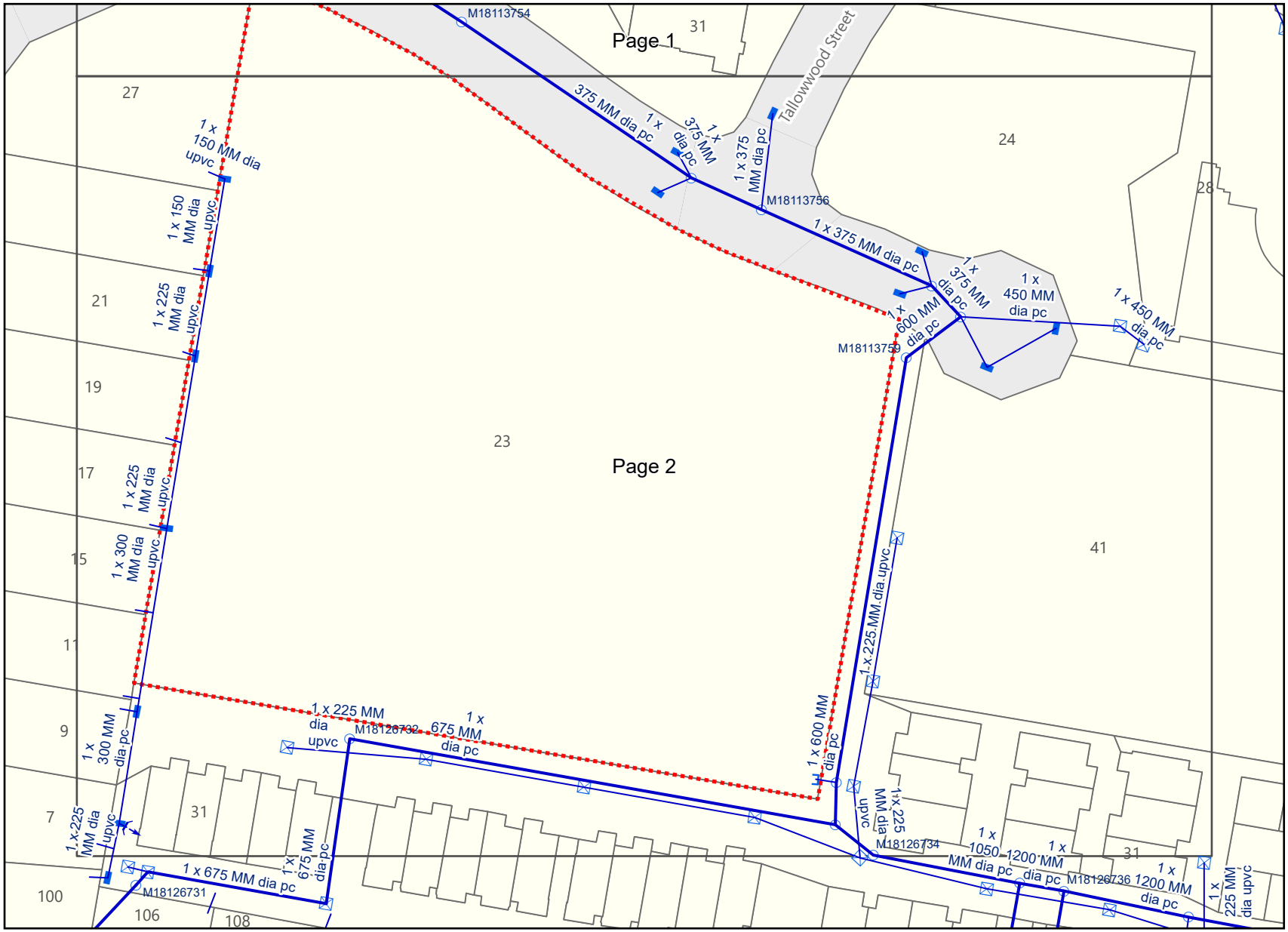
For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

Appendix E – Dial Before You Dig

Job # 38317000
Seq # 249018393
Provider: Brisbane City Council
Telephone: (07) 3403 8888


Paramount Terrace
Clearview Terrace
Tallowwood Street
M18122474
M18122475
M18113753
M18113754
M18113783
1 x UNKNOWN dia unk
1 x 450 MM dia pc
1 x 375 MM dia pc
1 x 375 MM dia pc
1 x 450 MM dia pc
1 x 375 MM dia pc
1 x 375 MM dia pc
1 x 375

Job # 38317000
Seq # 249018393
Provider: Brisbane City Council
Telephone: (07) 3403 8888



Legend

BYDA Enquiry

Stormwater Network

- Stormwater Drain
- Stormwater Gully / Roofwater Connection
- Stormwater Maintenance Hole
- Stormwater Gully Pit
- Stormwater Field Inlet
- End Cap
- Pipe End Outlet

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

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

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

In an emergency contact Brisbane City Council on 07 3403 8888
20/12/24 (valid for 30 days)

0 10 20 40 m

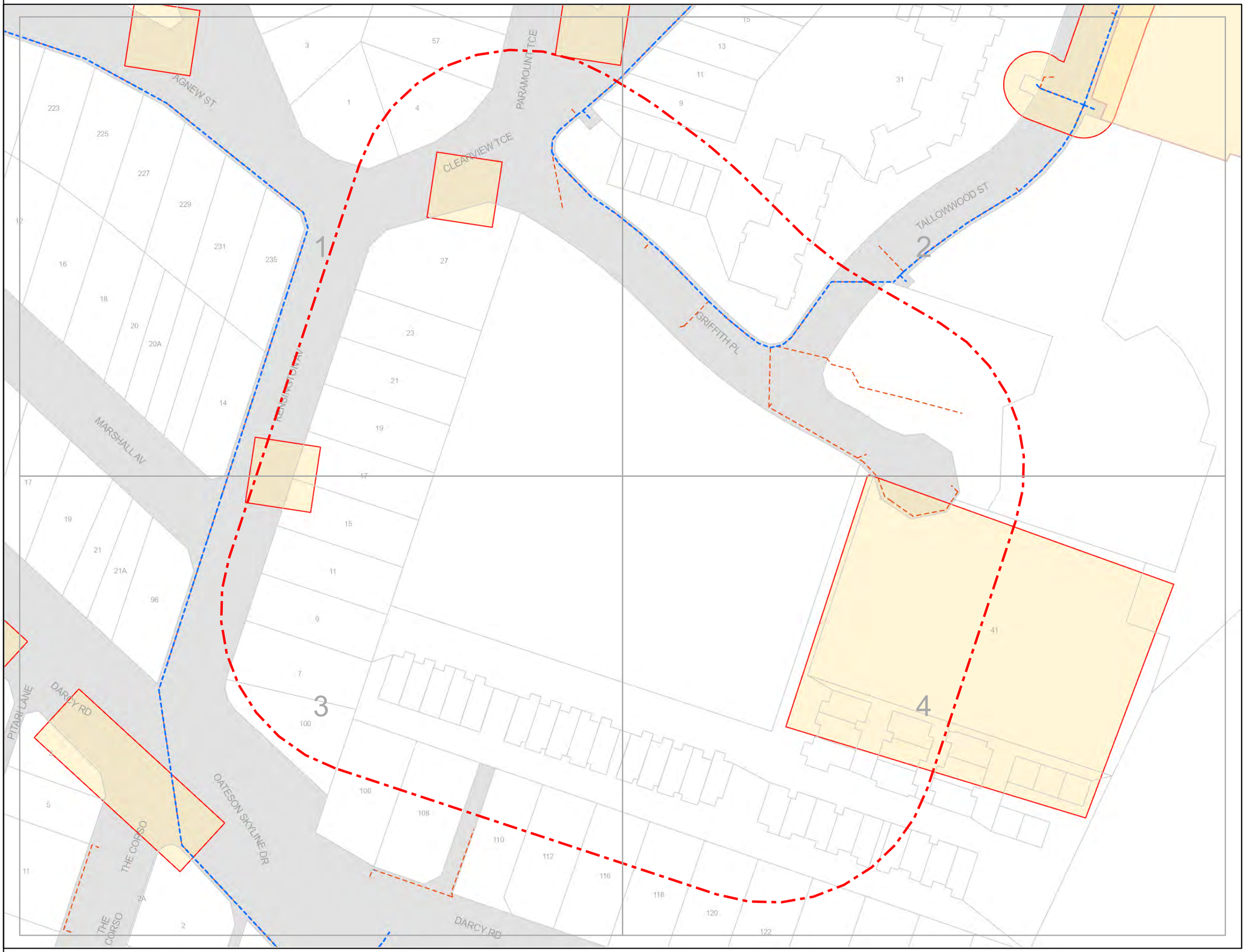
Scale 1:1,000

Plans generated by SmarterWX™ Automate

Appendix E – Energex

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: 249018394
Date: 20/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

N
W E
S

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

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

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

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 249018394
Date: 20/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

N
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S

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

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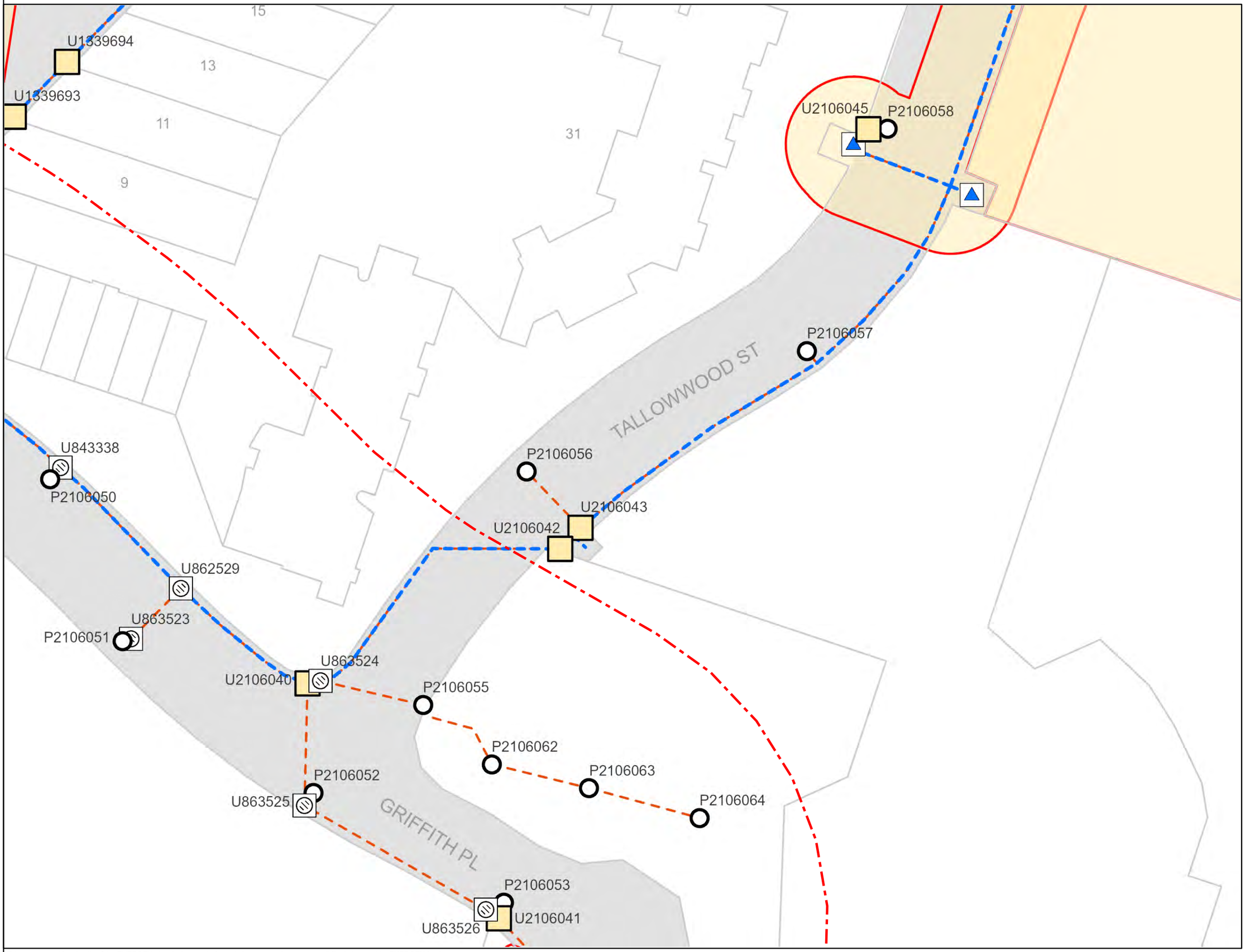
For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 249018394
Date: 20/12/2024

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category “D” Plan

N
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S

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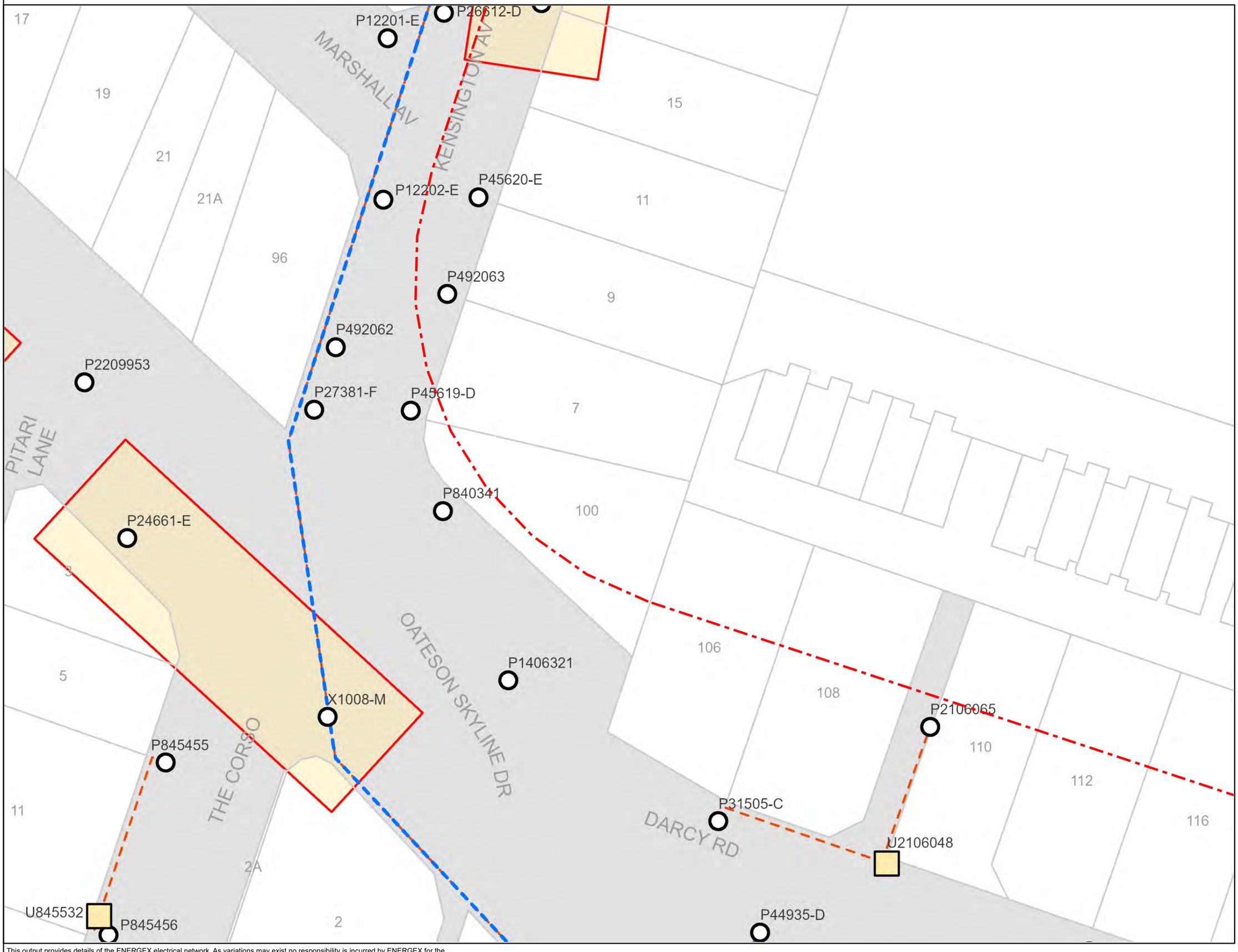
For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 249018394
Date: 20/12/2024

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

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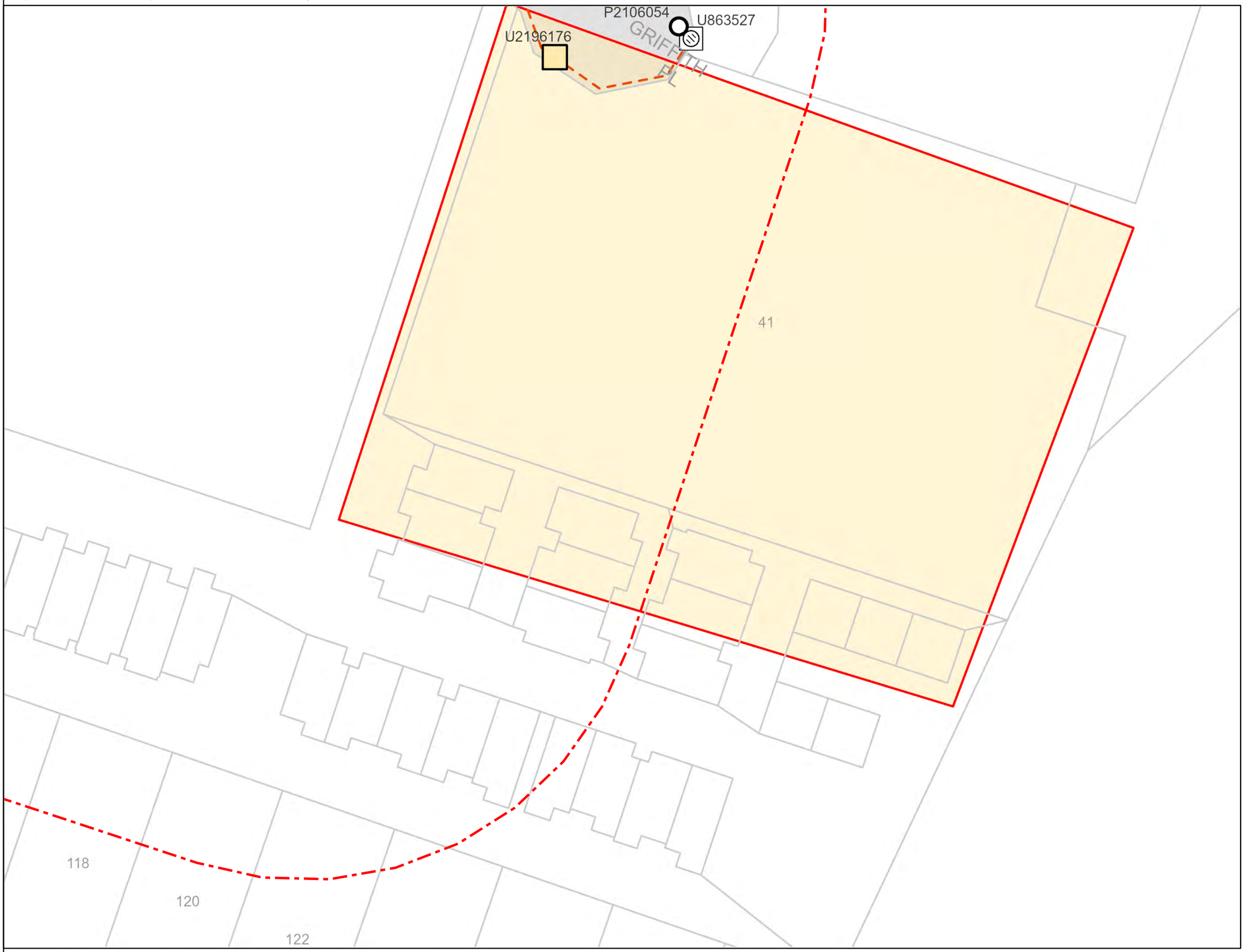
All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 249018394
Date: 20/12/2024

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

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

Appendix E – Telstra

Cable Plan



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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 20/12/2024 19:49:01

Sequence Number: 249018395

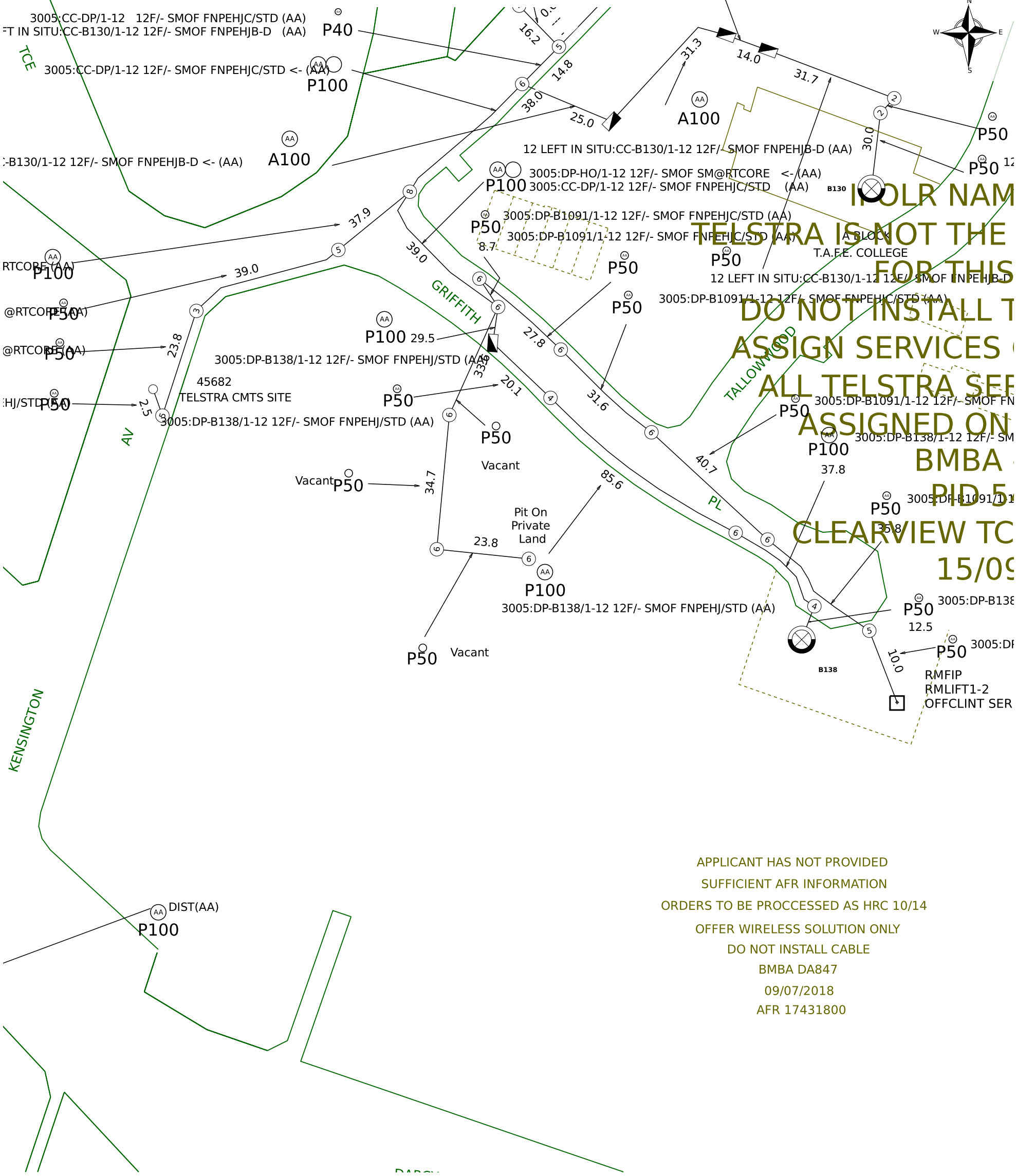
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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

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

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

Mains Cable Plan



APPLICANT HAS NOT PROVIDED
SUFFICIENT AFR INFORMATION
ORDERS TO BE PROCCESSED AS HRC 10/14
OFFER WIRELESS SOLUTION ONLY
DO NOT INSTALL CABLE
BMBA DA847
09/07/2018
AFR 17431800

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 20/12/2024 19:49:03

Sequence Number: 249018395

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

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

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
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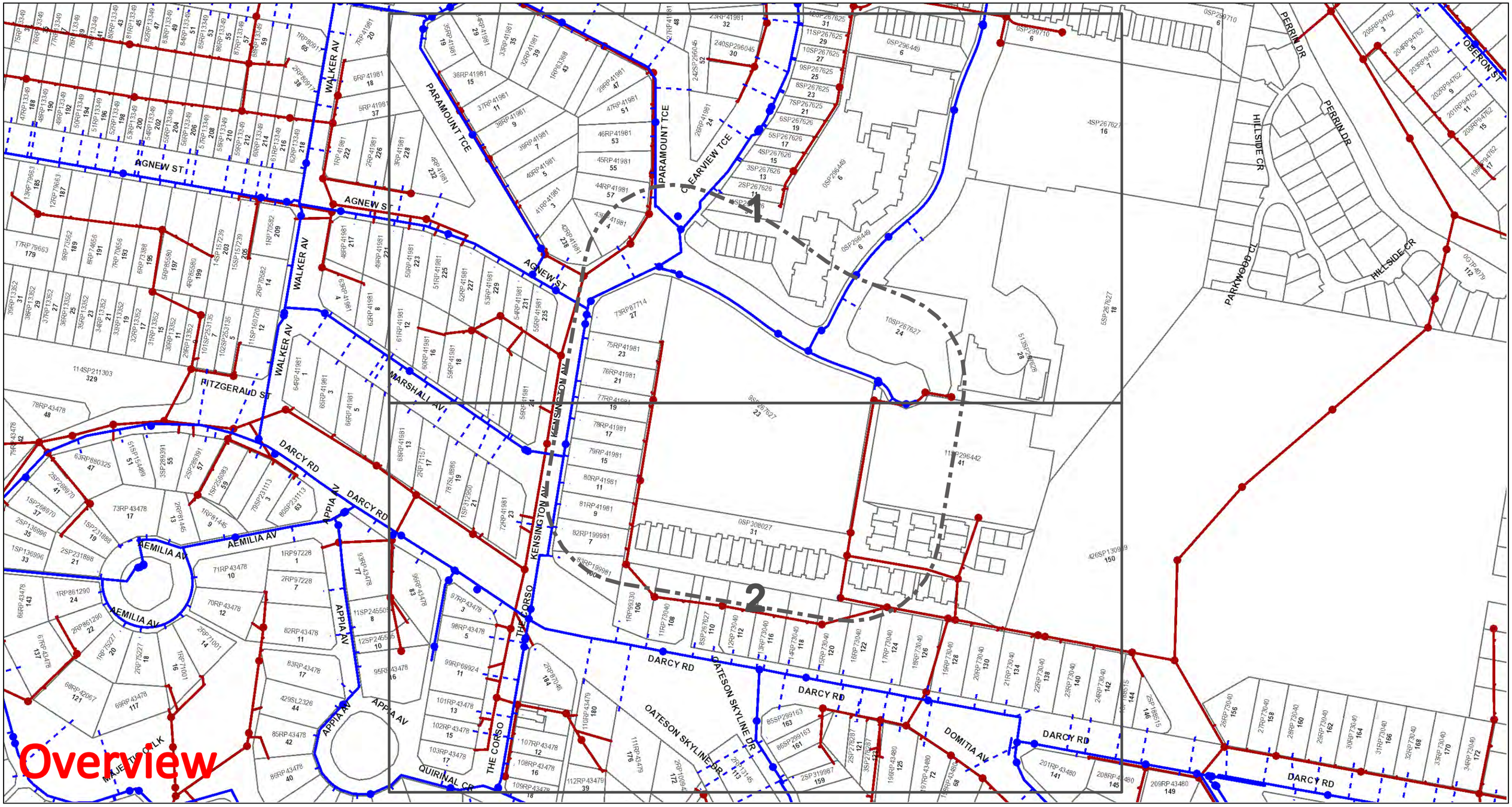
See the Steps- Telstra Duty of Care that was provided in the email response.

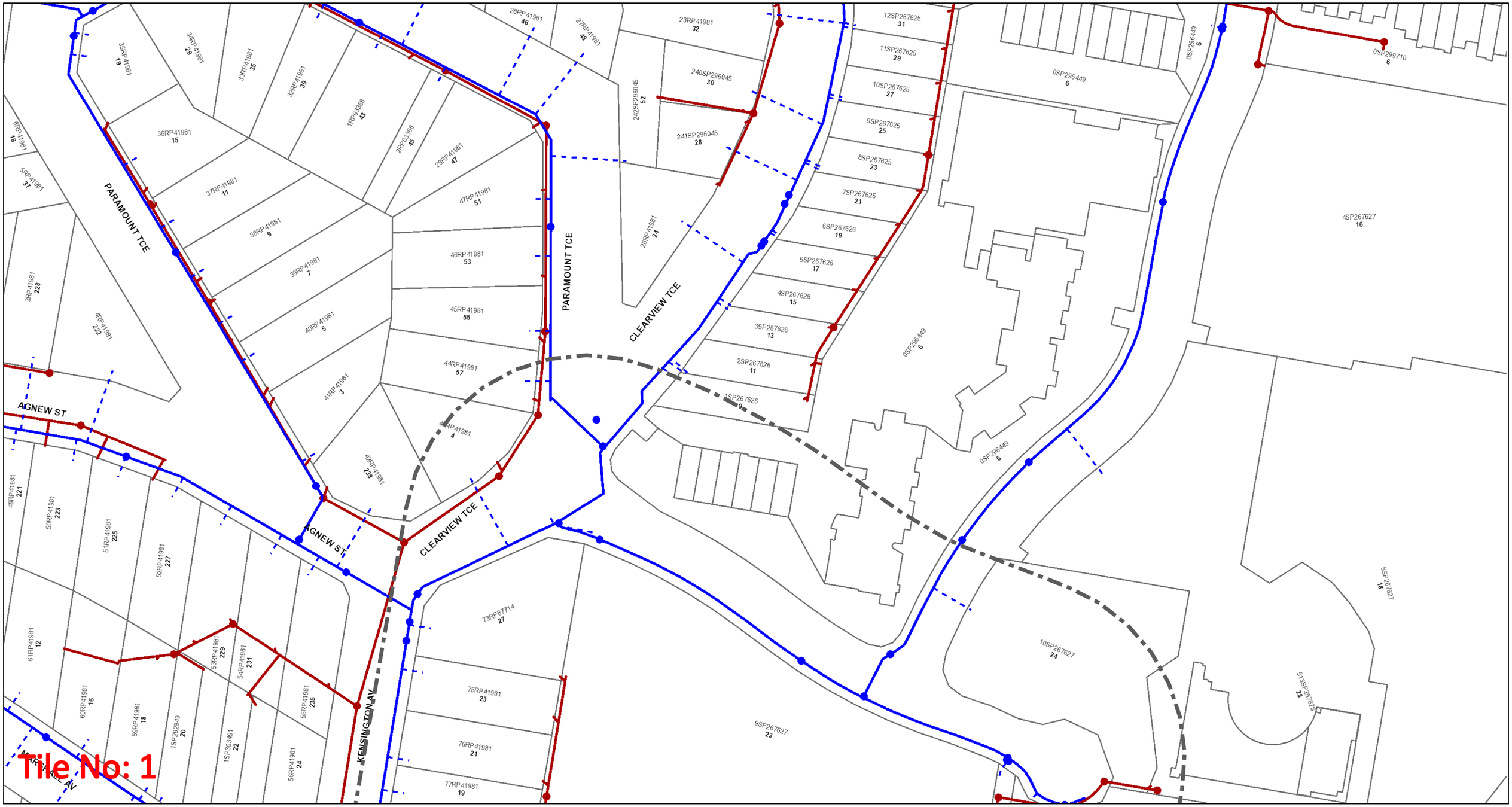
Appendix E – Urban Utilities Plan

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities N Map Scale 1:2050	**Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure** **BYDA Reference No: 249018396** Date BYDA Ref Received: 20/12/2024 Date BYDA Job to Commence: 21/12/2024 Date BYDA Map Produced: 20/12/2024 This Map is valid for 30 days Produced By: Urban Utilities	**Sewer** Infrastructure Major Infrastructure Network Pipelines Network Structures **Water** Infrastructure Major Infrastructure Network Pipelines Network Structures Water Service (Indicative only) **Recycled Water** Infrastructure Major Infrastructure Network Pipelines Network Structures	While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms. The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose. Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans. This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority. Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020] For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7). www.urbanutilities.com.au ABN 86 673 835 011

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 249018396

Date BYDA Ref Received: 20/12/2024

Date BYDA Job to Commence: 21/12/2024

Date BYDA Map Produced: 20/12/2024

This Map is valid for 30 days

Produced By: Urban Utilities

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

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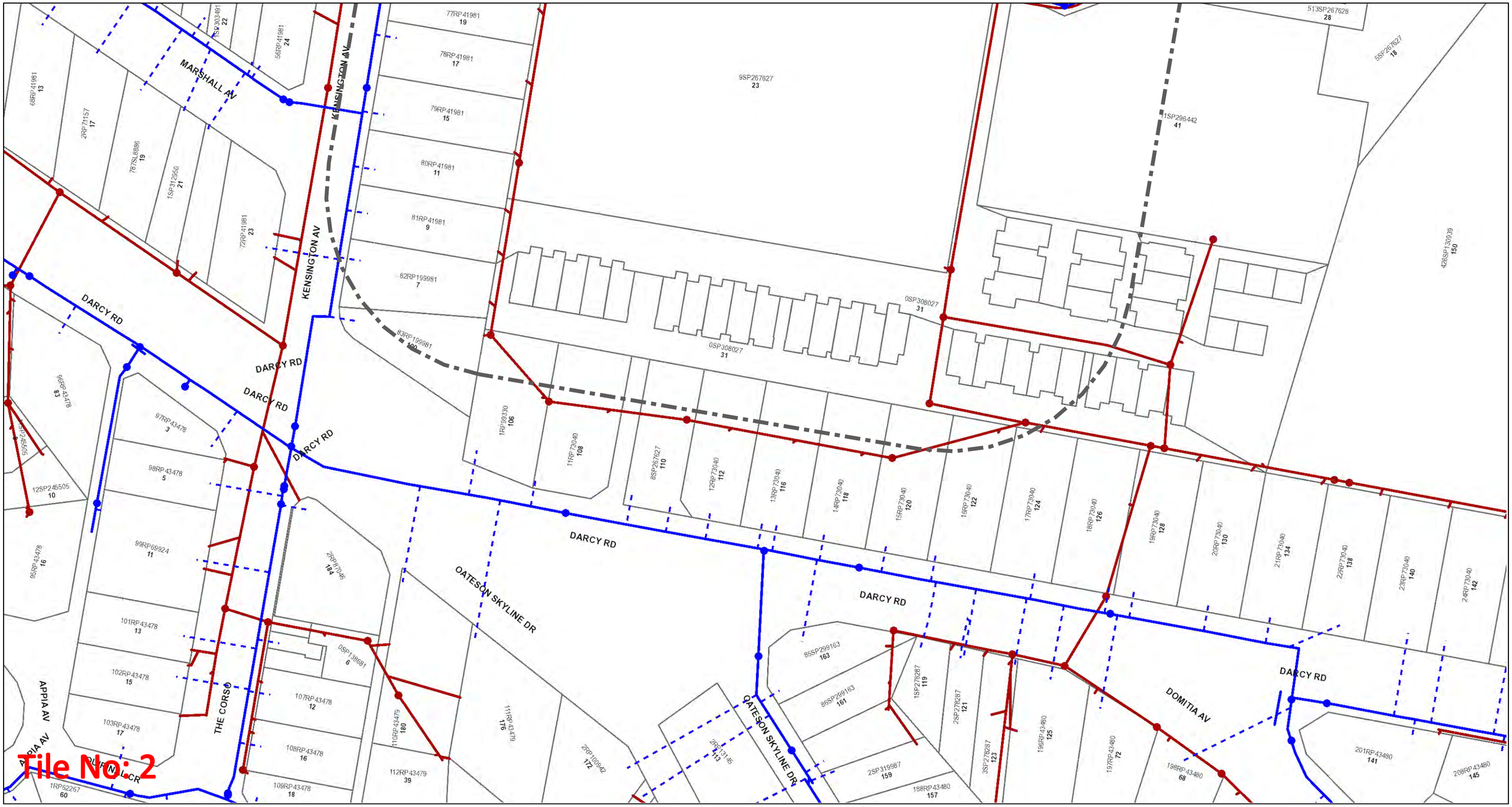
www.urbanutilities.com.au

ABN 86 673 835 011

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



Tile No: 2

UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 249018396

Date BYDA Ref Received: 20/12/2024

Date BYDA Job to Commence: 21/12/2024

Date BYDA Map Produced: 20/12/2024

This Map is valid for 30 days

Produced By: Urban Utilities

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

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The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

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

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van der meer