



Preliminary Engineering Assessment Report

Prepared for Verso Projects

Reference no. 304701157 – 309 Priestdale Rd Rochedale | 29 July 2026

Revision	Date	Description	Author	Reviewer
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B	15/07/2026	For Review	Faris Joseph	Roshan Khadka
1	29/07/2026	For Issue	Faris Joseph	Roshan Khadka

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Approved by  Roshan Khadka
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Roshan Khadka

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1 Introduction

1.1 Background

Stantec have been engaged by Verso Projects (herein referred to as 'Client') to prepare a preliminary engineering assessment report in support for a development application for the proposed Stage 3 of the overall development located at 309 Priestdale Road, Rochedale.

A Development Approval (reference: A005563386) for Stage 3 was previously obtained from Brisbane City Council. This preliminary engineering assessment report has been prepared to support a new development application for the Site.

1.2 Scope of Works

This report will provide comments on the following:

1. Flood Overlay Code
2. Water Corridors Overlay Code
3. Stormwater Code
4. Filling and Excavation Code
5. Infrastructure Design Code

This report has been prepared based on the following:

1. Detailed survey and site layout plans provided to Stantec
2. Discussions with the Client
3. BYDA information search results
4. Previously approved Stage 1 and 3 documents



2 Site Description

2.1 Location and Topography

The overall development area is described as Lot 400 on DP306488 and includes easements for stormwater conveyance, sewerage reticulation and a mapped BCC waterway corridor. The overall development is bounded by Priestdale Road to the north, Rochedale State High School to the west, an existing residential area to the east, and the Stage 2 development site to the south.

The area of the proposed development site for Stage 3 (herein referred to as 'Site') is approximately 2.69 hectares. The existing site is currently vacant, with two waterway corridors traversing it and medium density vegetation consisting of mainly grasses and native trees.

The proposed site will include two (2) separate areas as shown in **Figure 2-1** below:

- Stage 3 West – 2.15 ha (approx.)
- Stage 3 East – 0.54 ha (approx.)



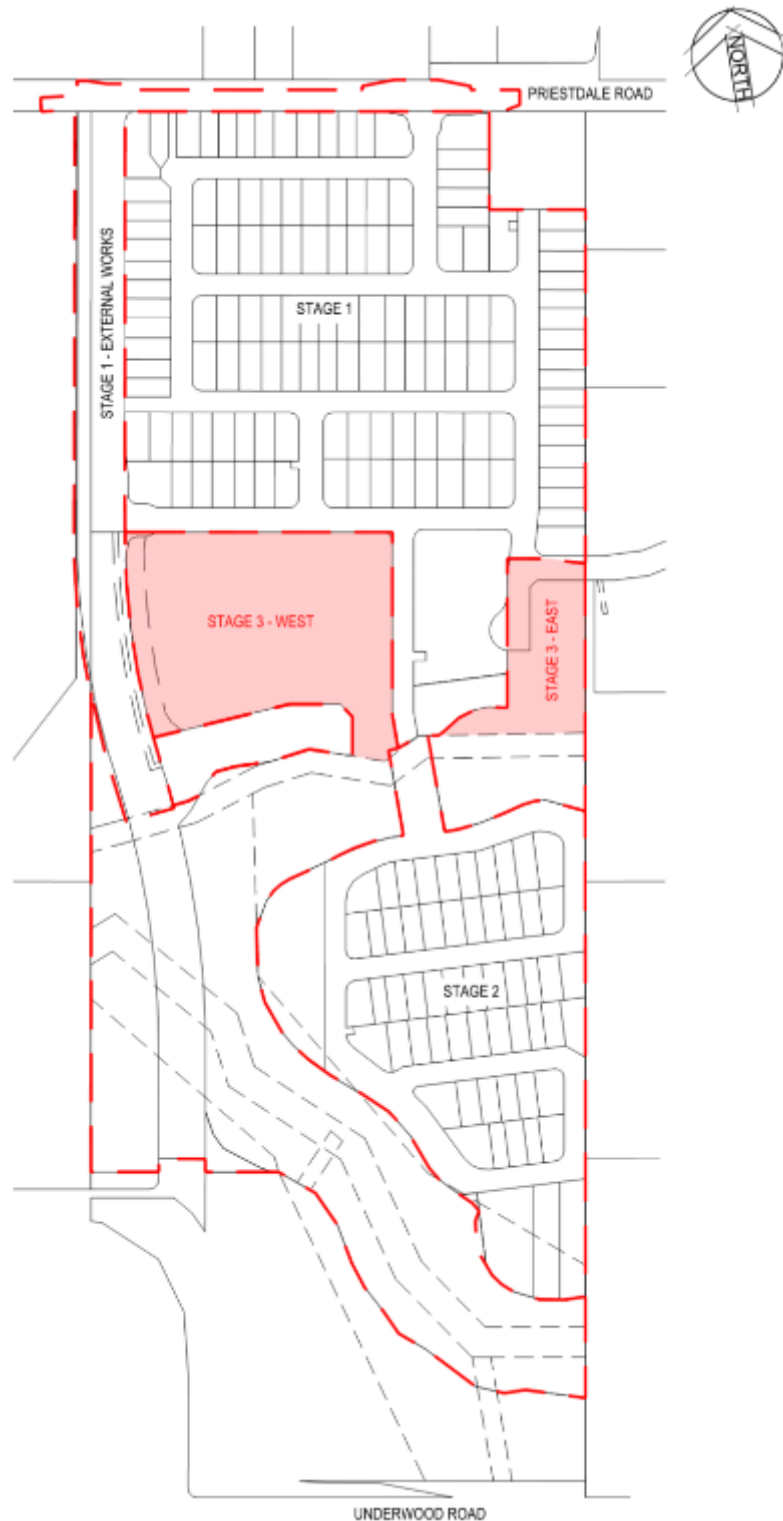


Figure 2-1 Overall Site Locality Plan and Stage 3 Project Extents

At current, the proposed Stage 3 areas fall toward the existing waterway corridor to the south.

2.2 Proposed Development

The proposed Stage 3 development will consist of townhouse complexes and one shared recreation area.

Stage 1 of the development is located to the north of Stage 3 and consists of 130 and 55 residential allotments respectively. Two detention basins with integrated bioretention basins associated with the previous Stage 1 are located to the south of Stage 3 areas.



3 Engineering Code Responses

3.1 Filling and Excavation Code

3.1.1 Performance Criteria and Acceptable Outcomes

Refer to **Appendix D.4** for comments on performance and acceptable outcomes for Council's Filling and Excavation Code.

3.1.2 Bulk Earthworks

Preliminary bulk earthworks design for the Site has been undertaken and indicative extents of cut/fill, retaining wall heights along the boundary and internal to the site have been determined. Final finished levels and retaining wall extents and heights are expected to be finalised after detailed site grading during detailed design phase.

Refer to **Appendix C:** for the preliminary earthworks sketches.

3.1.3 Erosion and Sediment Control

An erosion hazard assessment has been undertaken for the Site. The Site has been identified as a 'medium risk' site in accordance with the Brisbane City Council's erosion hazard assessment criteria.

Refer to **Appendix F:** for the Erosion Hazard Assessment (EHA) Form.

Detailed erosion and sediment control plans is expected to be prepared by a CPESC or RPEQ during detailed design or construction phase. in accordance with the Infrastructure Design Planning Scheme Policy.

A Construction and Environmental Management Plan (CEMP) is also expected to be prepared by the contractor during construction phase.

3.2 Infrastructure Design Code

3.2.1 Performance Criteria and Acceptable Outcomes

Refer to **Appendix D.5** for comments on performance and acceptable outcomes for Council's Infrastructure Design Code.

3.2.2 Roadworks and Access

The Stage 3 development is divided into two discreet portions of land.

The portion to the East is connected by the proposed extension of Glenmore Crescent to the north and a new local access street along the western frontage.

The portion to the West is bound by Acacia Street to the north, Tuberosa Street to the East and the future extension of Gardner Road to the West. No new Council road reserves are proposed. Access is proposed via Acacia Street.

3.2.3 Services

3.2.3.1 Sewerage Reticulation

There is existing sewer reticulation infrastructure within the existing road reserve along the Site frontage that was designed and constructed as part of previous Stage 1 works.

The proposed Stage 3 development is expected to be serviced by the existing infrastructure. Existing network capacity and connection details are expected to be confirmed with Urban Utilities (UU) during detailed design phase.

Refer to **Appendix C:** for the concept civil sketches.



3.2.3.2 Water Reticulation

There is existing water reticulation infrastructure within the existing road reserve along the Site frontage that was designed and constructed as part of previous Stage 1 works.

The proposed Stage 3 development is expected to be serviced by the existing infrastructure. Existing network capacity and connection details are expected to be confirmed with Urban Utilities (UU) during detailed design phase.

Refer to **Appendix C:** for the concept civil sketches.

3.2.3.3 Electricity, and Telecommunications

The proposed Stage 3 development is expected to be serviced by the existing infrastructure constructed as part of Stage 1 works. Existing infrastructure capacity and connection details are expected to be confirmed with relevant service authorities by a suitably qualified engineer.

There is no existing gas infrastructure within proximity to the project site. No gas connection is proposed for the Site.

3.3 Flood Overlay Code

3.3.1 Performance Criteria and Acceptable Outcomes

Refer to **Appendix D.1** for comments on performance and acceptable outcomes for Council's Flood Overlay Code.

Based on Council's online mapping, parts of the overall site is within Creek/Waterway flood planning area and Overland flow flood planning area. However, the proposed Site 3 area is outside these flood overlay areas.

3.4 Waterway Corridors Overlay Code

3.4.1 Performance Criteria and Acceptable Outcomes

Refer to for comments on performance and acceptable outcomes for Council's Waterway Corridors Overlay Code.

Based on Council's online mapping, parts of the overall site is within Local waterway corridor. However, the proposed Site 3 area is outside this corridor, and no works are expected to be undertaken within this corridor as part of the proposed Stage 3 works.

3.5 Stormwater Code

3.5.1 Performance Criteria and Acceptable Outcomes

Refer to **Appendix D.3** for comments on performance and acceptable outcomes for Council's Stormwater Code.

3.5.2 Stormwater Management

A stormwater management plan (quantity and quality) has also been prepared for the development. Underground detention tanks and proprietary stormwater quality treatment devices are proposed to be installed for the development.

Refer to **Appendix E:** for the proposed Site Based Stormwater Management Plan Report for the Site.



4 Conclusion

The Site is currently vacant. However, there are existing reticulated sewer, water, electrical and telecommunications infrastructure around the Site that were constructed as part of the Stage 1 works.

The proposed Stage 3 development is expected to be serviced by the existing infrastructure. Suitably qualified engineers are expected to be engaged to confirm capacity and details of the required connections.

A stormwater management plan has been prepared for the Site. On-site underground detention tanks and proprietary stormwater quality treatment devices are proposed for the Site. An erosion hazard assessment has also been undertaken for the Site. The Site has been identified as a 'medium risk' site in accordance with the Brisbane City Council's erosion hazard assessment criteria.

The proposed development has also been reviewed against Council's Flood Overlay Code, Waterway Corridors Overlay Code, Stormwater Code, Filling and Excavation Code and Infrastructure Design Code and comments on Council's performance criteria and acceptable outcomes have been provided.



Appendices



Appendix A: Development Layout Plans



SITE SURVEY DETAILS AND CONTOURS

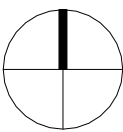
PREPARED BY
REFERENCE
DATE
LOCAL AUTHORITY

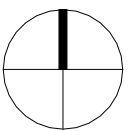
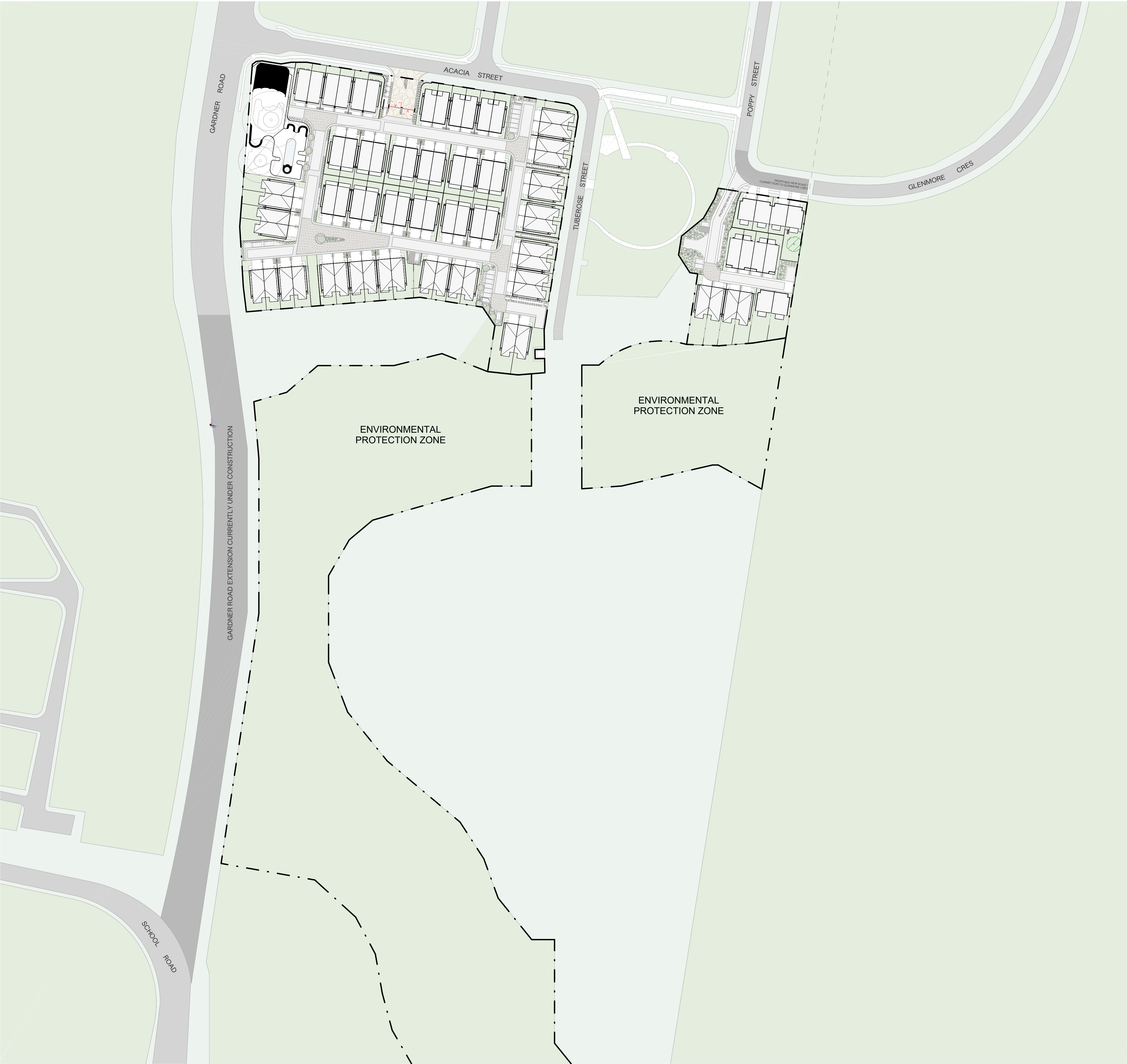
BENNETT + BENNETT SURVEYS
160025
26/03/2026
BRISBANE CITY COUNCIL (BCC)

NRZ = THEORETICAL ROOT ZONE REQUIRED BY THE TREE.
SRZ = STRUCTURAL ROOT ZONE NEEDED TO KEEP THE TREE STABLE.
TPZ = PRACTICAL PROTECTED AREA SHOWN/ MANAGED ON SITE.

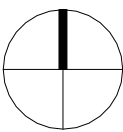


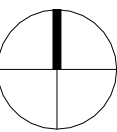
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H	COMMUNAL SPACE ADDED	16/16/2026
G	UPDATED MASTER PLAN	11/05/2026
F	UPDATED MASTER PLAN	24/04/2026
Rev.	Description	Date





I	VISITOR PARKING RECONFIGURED	20/06/2026
H	COMMUNAL SPACE ADDED	16/16/2026
G	UPDATED MASTER PLAN	11/05/2026
F	UPDATED MASTER PLAN	24/04/2026
Rev.	Description	Date





Appendix B: Detailed Survey



LEGEND:

Road	Terrain
Kerb Back	Driveway
Kerb Invert	Footpath
Edge of Bitumen	Slab Edge
Edge of Gravel	Retaining Wall Base
Road Crown	Retaining Wall Top
Traffic Park Meter	Change of Grade
Traffic Light	Top of Bank
Traffic Pit	Toe of Bank
Traffic Sign	Waterline
Traffic Post Box	Garden Edge
	Creek Toe of Bank
Structures	Creek Top of Bank
Building Line	Creek Invert
Roof Ridgeline	Creek Waterline
Fence Line	Tree
Gate	Tree Canopy
Hand Rail	Control Point/PSM
Cattle Grid	
Bollard	
	Drainage
Sewer	Drainage line
Sewer Line	Open Drain
Valve	Manhole
Inspection Opening	Field Inlet
Manhole	Downpipe
	Communications
Electrical	Communication Line
Electricity Line	Overhead Line
Overhead Line	Pits/Manholes
Pits/Manholes	Pillar
Pole	
Street Light	Gas
Light In-Ground	Gas Line
	Valve
Water	Marker
Water Line	General
Meter	Pothole
Valve	
Fire Hydrant	Subsurface Utility - QL
Tap	* (A) * QL-A (H±50mm,V±50mm)
Sprinkler	* (B) * QL-B (H±300mm,V±500mm)
	* (C) * QL-C (H±300mm,2D)
Fuel	* (D) * QL-D (Exist Record)
Fuel Line	
Fitting	

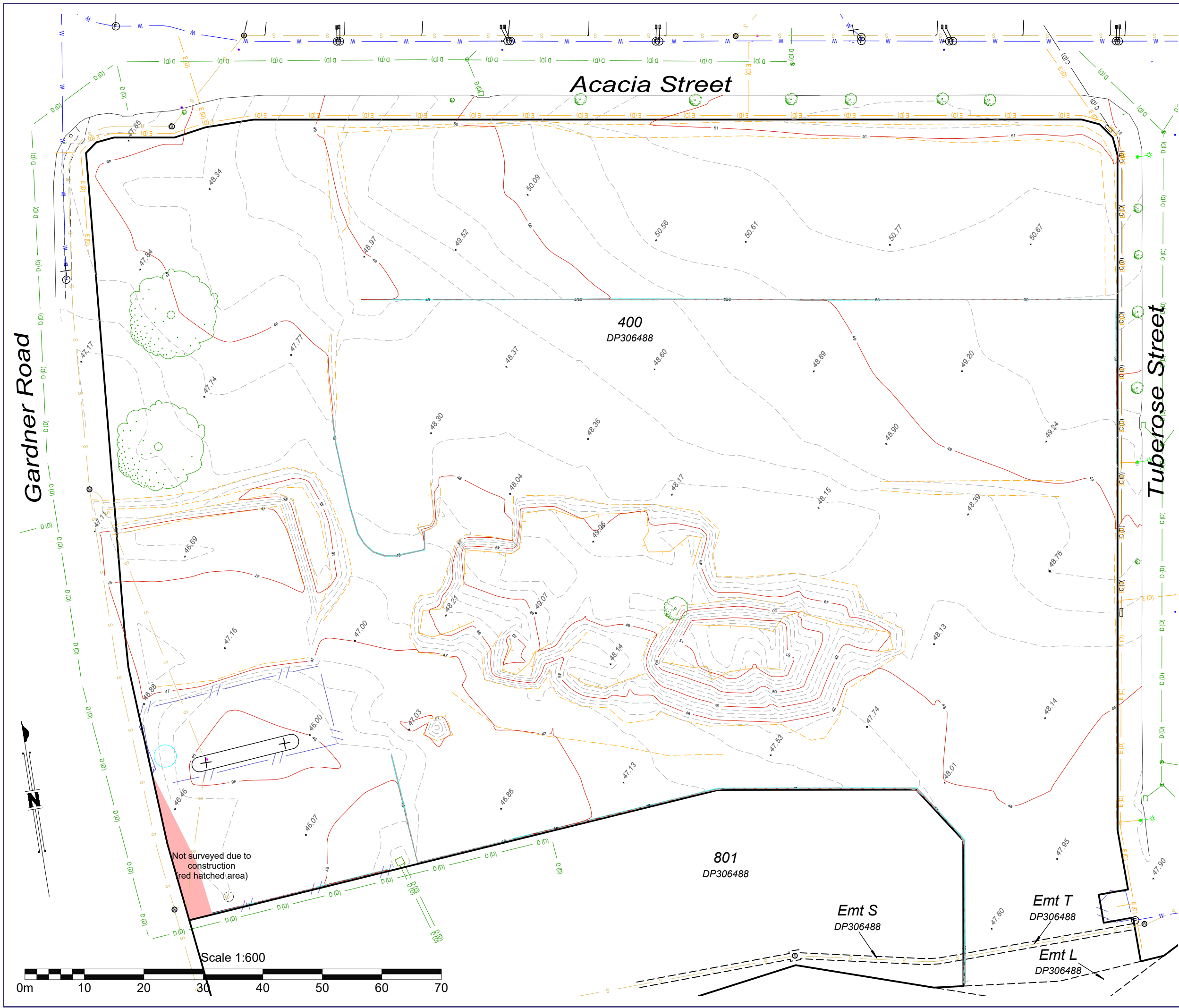
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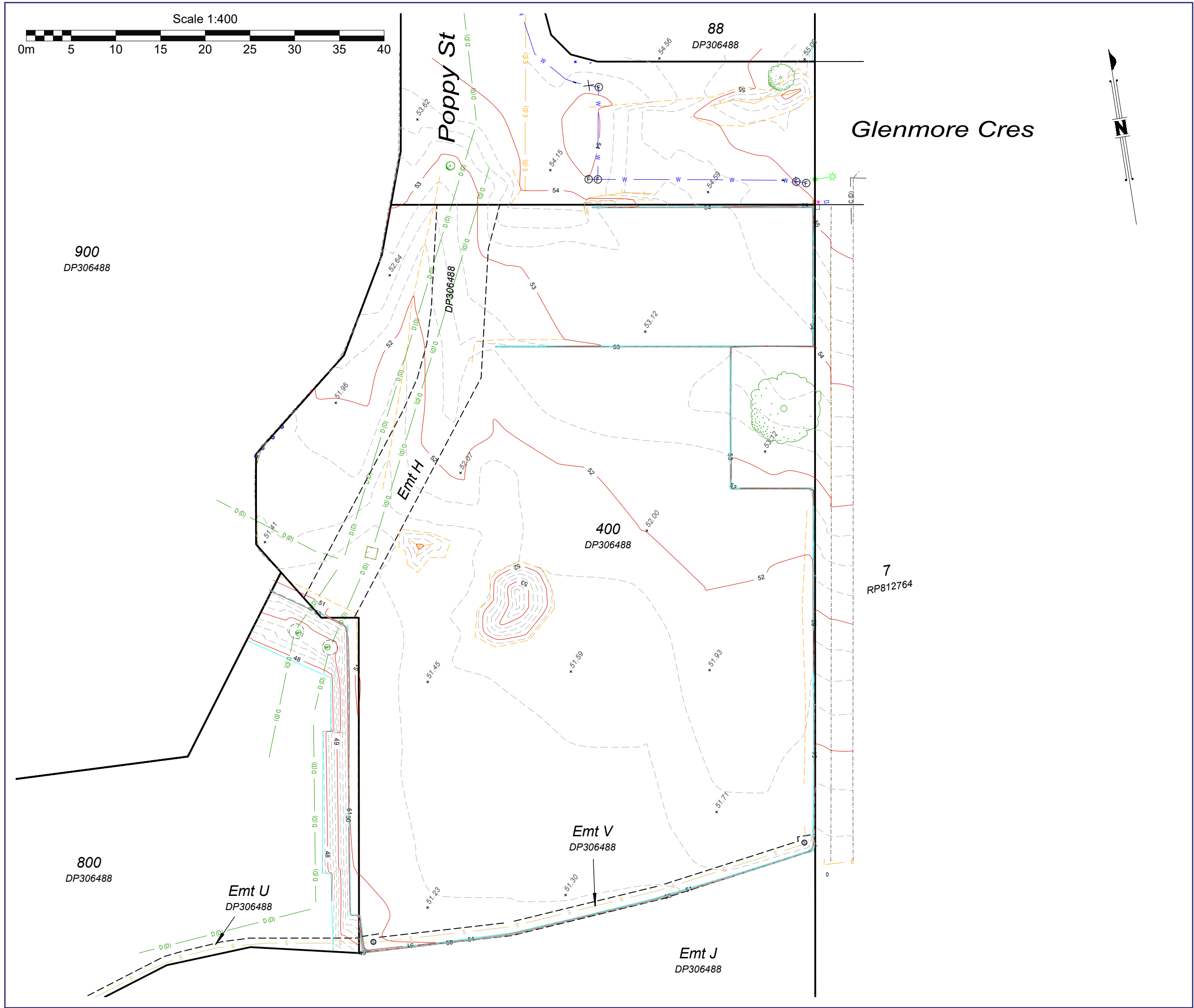
1. Drawn to scale on an A3 sheet.
2. Contour Interval... 0.25m
3. All levels are in metres on the Australian Height Datum referred to PSM180546 - RL 71.303 AHD situated in Priestdale Rd.
4. Subject boundaries are surveyed vide DP306488.
5. The Location of Underground services are in accordance with AS5488:2019, the Australian Standard for classification of Subsurface Utility Information (SUI). The exact nature and location of these services should be confirmed prior to construction.
6. Field Survey Completed on 11/03/2026.

Level datum: AHD Derived (PSM180546)
Horiz datum: MGA Derived GNSS (RTK)
Coord Origin: GNSS (PSM 131315)
GDA System: GDA94 Coordinate System: Plane 1:1
Meridian: DP306488

Title:

Client:	Verso Projects
Locality:	Rochedale
Local Gov:	Brisbane City Council
Surveyed By:	BF
Approved:	CS
Date Created:	26/03/26
Scale:	1:600
File Ref:	160025
Plan No:	
Rev:	





LEGEND:	
Road	Terrain
Kerb Back	Driveway
Kerb Invert	Footpath
Edge of Bitumen	Slab Edge
Edge of Gravel	Retaining Wall Base
Road Crown	Retaining Wall Top
Traffic Park Meter	Change of Grade
Traffic Light	Top of Bank
Traffic Pit	Toe of Bank
Traffic Sign	Waterline
Traffic Post Box	Garden Edge
Structures	Creek Toe of Bank
Building Line	Creek Top of Bank
Roof Ridgeline	Creek Invert
Fence Line	Creek Waterline
Gate	Tree
Hand Rail	Tree Canopy
Cattle Grid	Control Point/PSM
Bollard	
Sewer	Drainage
Sewer Line	Drainage line
Valve	Open Drain
Inspection Opening	Manhole
Manhole	Field Inlet
Electrical	Communications
Electricity Line	Communication Line
Overhead Line	Overhead Line
Pits/Manholes	Pits/Manholes
Pole	Pillar
Street Light	Gas
Light In-Ground	Gas Line
Water	Valve
Water Line	General
Meter	Pothole
Valve	
Fire Hydrant	Subsurface Utility - QL
Tap	* (A) * QL-A (H±50mm,V±50mm)
Sprinkler	* (B) * QL-B (H±300mm,V±500mm)
Fuel	* (C) * QL-C (H±300mm,2D)
Fuel Line	* (D) * QL-D (Exist Record)
Fitting	

- NOTES:
1. Drawn to scale on an A3 sheet.
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Level datum: AHD Derived (PSM180546)
Horiz datum: MGA Derived GNSS (RTK)
Coord Origin: GNSS (PSM 131315)
GDA System: GDA94 Coordinate System: Plane 1:1
Meridian: DP306488

Title:	
VERIFICATION PLOT	
Lot 400 on DP306488	
309 Priestdale Rd,	
Rosedale	
Client:	Verso Projects
Locality:	Rosedale
Local Gov:	Brisbane City Council
Surveyed By:	BF
Approved:	CS
Date Created:	26/03/26
Scale:	1:400
File Ref:	160025
Plan No:	160025_S001_VER
Rev:	A

Appendix C: Concept Civil Sketches



VERSO
PROJECTS.

VERSO PROJECTS

309 PRIESTDALE ROAD

STAGE 3 SAINT EVES TOWNHOUSES - ROACHDALE

(CIVIL) - STAGE 3

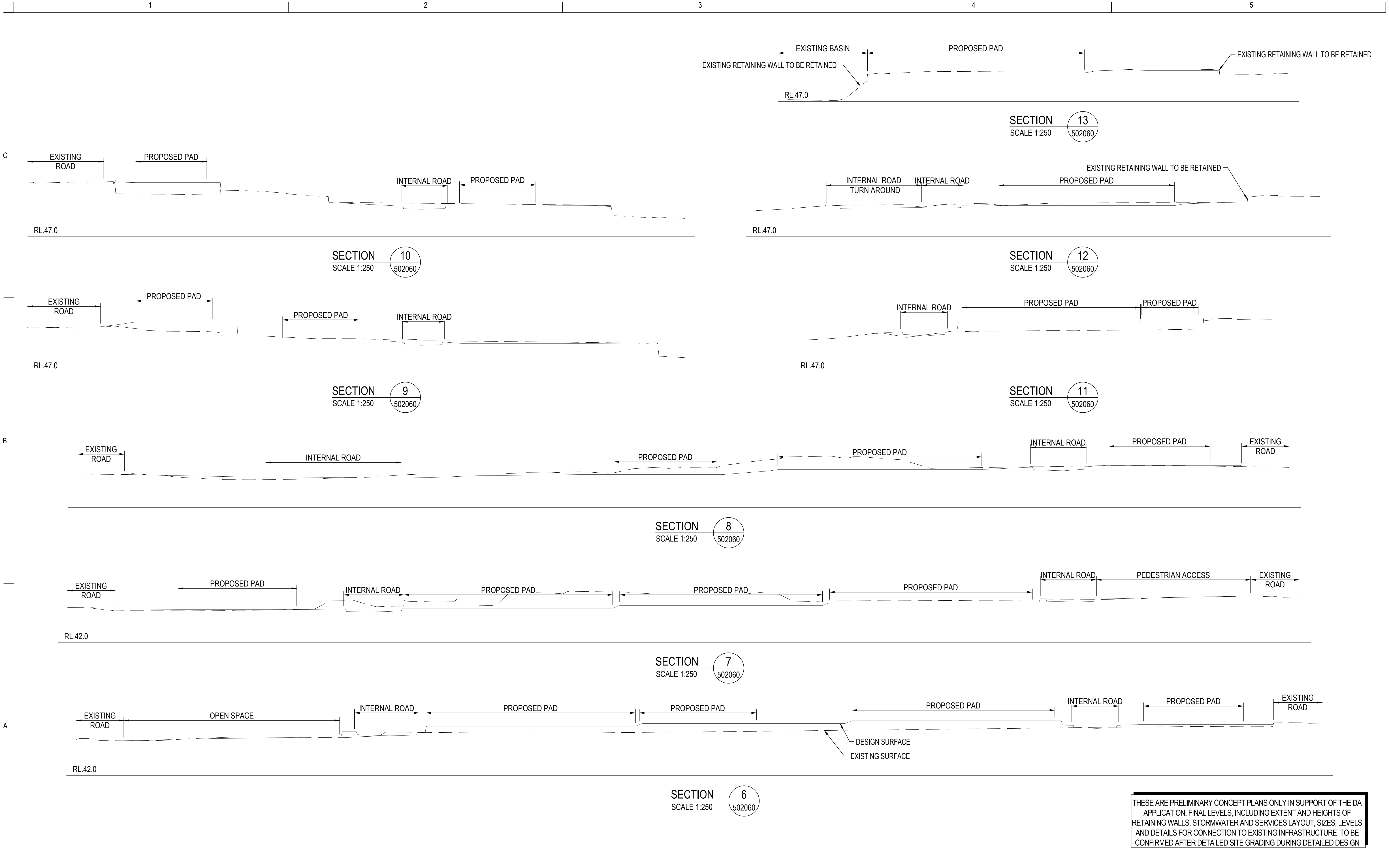
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304701157-03-CI-501010	EXISTING FEATURES
304701157-03-CI-502050	GENERAL ARRANGEMENT PLAN
304701157-03-CI-502060	EARTHWORKS PLAN AND RETAINING WALLS PLAN
304701157-03-CI-502070	SITE SECTIONS SHEET 1
304701157-03-CI-502071	SITE SECTIONS SHEET 2

Project Number: 304701157

Drawing Number: 304701157-03-CI-501000

Revision: A





THESE ARE PRELIMINARY CONCEPT PLANS ONLY IN SUPPORT OF THE DA APPLICATION. FINAL LEVELS, INCLUDING EXTENT AND HEIGHTS OF RETAINING WALLS, STORMWATER AND SERVICES LAYOUT, SIZES, LEVELS AND DETAILS FOR CONNECTION TO EXISTING INFRASTRUCTURE TO BE CONFIRMED AFTER DETAILED SITE GRADING DURING DETAILED DESIGN

1:250
1:500

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A3

FOR APPROVAL	JP	RK	2026.07.28
Issued/Revision	By	Appd	YYYY MM DD

Issue Status

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SUITABLE FOR
STAGE APPROVAL

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Coordinate System

Datum

Colour Disclaimer

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Client/Project Logo

Client/Project

VERSO PROJECTS
309 PRIESTDALE ROAD
STAGE 3 SAINT EVES TOWNHOUSES - ROACHDALE

Authorised	Ref #	YYYYMMDD	TM	JP	TS	-	-
			Dwn.	Dsgn.	Chkd.	Appd.	YYYYMMDD

Title

SITE SECTIONS
SHEET 2

Project No.

304701157

Scale at A1

Revision

A

Drawing No.

304701157-03-CI-502071

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Appendix D: Engineering Code Responses

D.1 Flood Overlay Code



8.2.11 Flood Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling Note—Development for a dwelling house does not require assessment against any other sections of this code.		
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: a. minimise the risk to people from flood hazard; b. achieve acceptable flood immunity; c. minimise property impacts from a flood event up to and including the defined flood event; d. minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	AO1.1 Development for a dwelling house including any secondary dwelling: a. is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or b. is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event.	N/A
	AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B.	N/A
	AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. Note—The Flood planning scheme policy provides guidance on undercroft design.	N/A

PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: a. maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; c. will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	AO2 Development: a. is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or b. provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design. Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft. Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. c. a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy and ensure that where an undercroft is required to manage flood impacts it complies with Table 8.2.11.3.E.	N/A
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Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot Note—If development that is accepted development subject to compliance with identified requirements complies with the acceptable outcomes of this part, no further assessment against this code is required.		
PO3 Development: a. is compatible with flood hazard in a defined flood event; b. minimises the risk to people from flood hazard; c. does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d. minimises impacts on property from flooding; e. minimises disruption to residents, business or site operations and recovery time due to flooding; f. minimises the need to rebuild structures after a flood event greater than the defined flood event. Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy. Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due to flooding may be used to demonstrate compliance with this performance outcome.	AO3 Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	Proposed development is located above the 1% AEP flood level.
	AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D. AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: a. is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or b. is located above the 20% AEP flood level of any creek/waterway or overland flow path.	Proposed development is located above the 1% AEP flood level. Proposed development is located above the 1% AEP flood level.
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park.		

Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) for a park or assessable development other than for a dwelling house		
PO5 Development is located and designed to: a. minimise the risk to people from flood hazard on the site; b. minimise flood damage to the development and contents of buildings up to the defined flood event; c. provide suitable amenity; d. minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy. AO5.2 Development is: a. not located in the: i. Brisbane River flood planning area 1, 2a, or 2b sub-categories; ii. Creek/waterway flood planning area 1 or 2 sub-categories; iii. Overland flow flood planning area sub-category; or b. only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: i. the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and ii. the risk to people is managed to an acceptable level.	Proposed development is expected to be designed as per Council's flood planning requirements and design standards. The proposed Stage 3 area is outside these flood overlay areas.
		The proposed Stage 3 area is outside these flood overlay areas.
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to	AO6.1 Development ensures that: a. all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or	Proposed development is expected to be designed as per Council's design standards. The proposed Stage 3 area is outside these flood overlay areas.

ensure public safety and minimise flood recovery and economic consequences of damage during a flood.	b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services. AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	No basement proposed.
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	AO7.1 Development: a. does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or b. does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.	Refer to the proposed stormwater management plan for the development.
	AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	Proposed development is expected to be designed as per Council's design standards. The proposed Stage 3 area is outside these flood overlay areas.
	AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development	Refer to the proposed stormwater management plan for the development.

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a. protect safety of users and emergency services personnel; b. support efficient emergency services access and site evacuation with consideration to the scale of development. Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.	a. is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L and Table 8.2.11.3.D; or b. has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or c. can achieve vehicular evacuation to a suitable flood-free location. Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.	
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	AO11.1 Development provides an access or driveway into the site which is: a. trafficable during the defined flood event; b. not located in the Creek/waterway flood planning area 1 sub-category; c. not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; d. the access or driveway is not inundated by a 10% AEP flood. AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.	Proposed development is expected to be designed as per Council's design standards.
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	Proposed development is expected to be designed as per Council's design standards.
PO13 Development for pedestrian and cyclist paths: a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city.	AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2-year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply.	Proposed development is expected to be designed as per Council's design standards. The proposed Stage 3 area is outside these flood overlay areas.

	AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	Proposed development is expected to be designed as per Council's design standards.
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	AO14 Development in the Brisbane River flood planning area sub-categories in areas where the 1% AEP flood level is greater than 12.8m AHD involving: a. an increase in the number of residential dwellings; or b. additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.	Development not located within the Brisbane River flood planning area.
Additional performance outcomes and acceptable outcomes for essential community infrastructure		
PO15 Development involving essential community infrastructure: a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.	AO15 Development involving essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e. that services a local area: i. is able to be accessed in times of flood to service local community needs up to the event listed for that development type in Table 8.2.11.3.G; or ii. has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.	N/A
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H		
PO16	AO16 a. Development does not include the storage or handling of hazardous chemicals that exceed the hazardous	N/A

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Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: - protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; - securing above-ground tanks for hazardous materials against flotation and lateral movement; - preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; - preventing damage to or off-site release of packages, drums or containers storing hazardous materials. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	chemicals flood hazard threshold quantities in Table 8.2.11.3.M. - Development involving the processes listed in Table 8.2.11.3.H: - where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or - is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in flood planning areas.	
Additional performance outcomes and acceptable outcomes for reconfiguring a lot		
PO17 Development locates and designs all lots resulting from reconfiguring a lot to: - minimise the risk to people from flood hazard; - minimise damage to property from flood hazard; - facilitate safe and efficient evacuation. Note— - Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. - Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. - Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.	AO17.1 Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area. AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: - provides trafficable vehicular egress for evacuation during a defined flood event; - optimises hazard-free movement away from sources of flood hazard within the development. Note—Further advice on road and lot layout is contained in the Flood planning scheme policy. AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the 1% AEP flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m²/s DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.	N/A
PO18 Development involving reconfiguring a lot:	AO18.1 Development involving reconfiguring a lot ensures:	N/A

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a. minimises the risk to people from flood hazard; b. creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event; c. minimises damage to property and services; d. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; e. ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; f. provides a lot that is not substantially burdened by flood mitigation infrastructure.	a. all lots comply with the flood planning levels in Table 8.2.11.3.J; b. a new road complies with the flood planning levels in Table 8.2.11.3.F. AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: a. complies with Table 8.2.11.3.K; or b. has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods. AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding.	N/A
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D.2 Waterway Corridors Overlay Code



8.2.26 Waterway Corridors Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development avoids or minimises clearing of riparian, native and significant vegetation and limits any clearing and disturbance to only the extent and location reasonably necessary for the use, to promote: a. bank stabilisation; b. connectivity between habitat areas; c. natural cooling of the urban environment; d. the natural aesthetic values of the corridor. Note—Guidance regarding retaining and enhancing vegetation species can be found in the Vegetation planning scheme policy and the Planting species planning scheme policy.	AO1.1 Development within the Local and Citywide waterway corridor sub-categories, or Brisbane River sub-category — sections 1 - 5 is located within an approved development footprint plan or complies with AO1.2, AO1.3 and AO1.4.	The proposed Stage 3 area is outside the waterway corridors
	AO1.2 Development within the Local and Citywide waterway corridor sub-categories does not result in the removal of vegetation. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case-by-case basis. Editor's note—The <i>Biosecurity Act 2014</i> lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.	The proposed Stage 3 area is outside the waterway corridors
	AO1.3 Development within the Brisbane River corridor sub-category — section 1 does not result in the removal of vegetation within 30m of the highest astronomical tide. Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case-by-case basis. Editor's note—The <i>Biosecurity Act 2014</i> lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.	The proposed Stage 3 area is outside the waterway corridors
	AO1.4 Development in the Brisbane River corridor sub-category — section 2, 3, 4 or 5 does not result in the removal of vegetation within 20m of the highest astronomical tide. Refer to Figure a. Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case-by-case basis. Editor's note—The <i>Biosecurity Act 2014</i> lists the pest plant species that must be managed in Queensland. The Biosecurity	The proposed Stage 3 area is outside the waterway corridors

	Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.	
Additional criteria if in the Rochedale urban community neighbourhood plan area		
PO2 Development protects and enhances the function of waterway corridors, including: a. water conveyance; b. water quality; c. rehabilitation of ecological health and habitat values; d. recreation and amenity; e. preventing development from occurring within the waterway corridor.	AO2.1 Development includes waterway corridors that: a. are a minimum of: a. 60m wide; or b. the width as mapped within the Waterway corridors overlay whichever is greater; b. designs the corridors to be clear from development.	N/A
	AO2.2 Development rehabilitates the waterway corridor in accordance with an approved rehabilitation plan.	N/A
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, for a new dwelling house or an extension to a dwelling house including any ancillary structures (e.g. swimming pool and tennis courts)		
PO3 Development is set back to: c. encourage natural filtration and infiltration to maintain water quality and flow conditions; d. contribute to natural cooling of the urban environment, via minimal impervious surfaces, retention of vegetation and continuity of naturally landscaped areas; e. positively contribute to the scenic landscape values of the Brisbane River by setting development back from the river and its banks; f. positively contribute to an open, natural setting for the waterway corridor.	AO3.1 Development is located within an approved development footprint plan, or complies with AO3.2, AO3.3 and AO3.4.	N/A
	AO3.2 Development within the Local waterway corridor sub-category: a. is set back a minimum of 15m from the Waterway corridor sub-category centre-line; or b. where for an extension to an existing dwelling house that is located within 15m of the Waterway corridor sub-category centre-line, the extension does not extend closer to the centre-line than the existing development footprint. Refer to Figure b.	N/A
	AO3.3 Development within the Citywide waterway corridor sub-category is: a. not located within the Citywide waterway corridor sub-category; or	N/A

	b. where for an extension to an existing dwelling house that is located within the Citywide waterway corridor sub-category, the extension does not extend closer to the Waterway corridor sub-category centre-line than the existing development footprint. Refer to Figure b. AO3.4 Development in the Brisbane River corridor sub-category — section 1: a. is set back a minimum of 30m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 30m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a. AO3.5 Development within the Brisbane River corridor sub-category — sections 2, 3, 4 or 5: a. is set back a minimum of 20m from the highest astronomical tide; or b. where for an extension to an existing dwelling house that is located within 20m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a. Editor's note—the location of the highest astronomical tides should be determined by a licensed surveyor.	
PO4 Development in the Brisbane River corridor sub-category — sections 1 - 5 involving an ancillary building or structure: a. is of low visual impact, visually recessive and subordinate to the surrounding buildings; b. minimises their visual impact on the Brisbane River's landscape values.	AO4.1 Development involving ancillary buildings or structures and hard-stand areas does not cover more than the following proportion of the corridor within the identified development setback from the highest astronomical tide: a. 30% in the Brisbane River corridor sub-category — section 1; b. 50% in the Brisbane River corridor sub-category — section 2 or 4; c. 70% in the Brisbane River corridor sub-category — section 3 or 5. Refer to Figure c.	N/A

	AO4.2 Development of an ancillary building or structure is located and of a size consistent with Table 8.2.26.3.B.	
PO5 Development in the Brisbane River corridor sub-category — sections 1 - 5 involving an ancillary building or structure: a. protects the character of the relevant Brisbane River corridor sub-category sections; b. minimised the need for retaining walls; c. provides landscaping along the river frontage in accordance with the relevant Brisbane River corridor sub-category sections.	AO5 Development for an ancillary building or structure does not create a retaining wall over 1m in height and: a. for the Brisbane River corridor sub-category — section 1 is set back a minimum of 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5: a. is set back a minimum of 20m horizontal distance from the highest astronomical tide; or b. is screened from view from the Brisbane River by vegetation or topographic features such as high banks. c. for the Brisbane River corridor sub-category — section 2, 3 or 4 is located landward of a minimum 6m landscaped area which covers the full width of the site and includes: a. at least 1 tree that will grow to a height of at least 5m for every 20m² of landscaped area; b. a minimum of 50% garden area planted with ground cover and shrubs of various growth forms; c. a maximum of 50% grassed/lawn area. Refer to Figure a and Figure d.	N/A
Section C—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than a dwelling house in a Citywide waterway corridor sub-category or the Local waterway corridor sub-category		

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PO6 Development protects and enhances the values and functions of a waterway corridor by: a. avoiding fragmentation of the waterway; b. providing environmental connectivity along the waterway; c. maintaining natural flow conditions; d. protecting water quality, ecological health and habitat values; e. protecting water conveyance; f. contributing to the waterway corridor natural amenity; g. contributing to recreation where planned within the Local government infrastructure plan; h. contributing to natural cooling of the urban environment via minimal impervious surfaces, retention of vegetation and continuity of naturally vegetated areas; i. ensuring that any future buildings can be positioned outside the corridor; j. providing a development footprint plan that is located in accordance with an ecological assessment. Note—This can be demonstrated by undertaking an ecological assessment, tree survey plan and concept rehabilitation plan where required. Guidance is provided within the Biodiversity areas planning scheme policy, Vegetation planning scheme policy and the Planting species planning scheme policy.	AO6.1 Development is not located within a waterway corridor. AO6.2 Development: a. does not increase the number of lot boundaries that cross a waterway corridor; b. retains the corridor within a single lot.	The proposed Stage 3 area is outside the waterway corridors
PO7 Development involving filling or excavation within a Citywide waterway corridor sub-category or a Local waterway corridor sub-category does not directly, indirectly or cumulatively cause any material increase in flooding or flood hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.	AO7 Development involving filling or excavation in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category: a. does not exceed 100 mm depth; or b. is in compliance with the Compensatory earthworks planning scheme policy.	Proposed development is expected to be designed as per Council's design standards. The proposed Stage 3 area is outside the waterway corridors.
PO8	AO8	No filling or excavation is proposed within the waterway corridor. Refer to the proposed stormwater management plan for the development.

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Development provides stormwater management solutions which assist in the re-naturalisation of a waterway in the Local or Citywide waterway corridor sub-categories.	Development provides stormwater management solutions in a waterway in the Local or Citywide waterway corridor sub-categories using natural channel design principles. Editor's note—Advice should be sought from Council as to whether the reinstatement of an open waterway from any stormwater pipe or concrete-lined drain is a suitable solution based on the extent and location of the development. Editor's note—Guidance on natural channel design principles can be found in the Council publication Natural channel design guidelines.	
PO9 Development preserves a waterway in the Citywide waterway corridor sub-category for public use if that land is required for ecological, public open space or recreation functions.	AO9 Development provides for the transfer of land to Council in a waterway of the Citywide waterway corridor sub-category in compliance with a neighbourhood plan or the Local government infrastructure plan.	N/A
PO10 Development is designed to use a waterway which is in the Local waterway corridor sub-category as an environmental feature in the urban environment.	AO10 Development ensures that a waterway in the Local waterway corridor sub-category is accessible for open space purposes.	N/A
Section D—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, other than for a dwelling house, where in the Brisbane River corridor sub-category		
PO11 Development of a site in the Brisbane River corridor sub-category — sections 1 - 5 abutting the Brisbane River: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, and from other public viewing points; b. uses materials for buildings, structures and landscaping which are durable, complement surrounding buildings, the visual character of the area and the character, functions and values of the corridor section.	AO11 No prescribed acceptable outcome.	N/A
PO12 Development: a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, or from other public viewing points;	AO12.1 Development involving buildings, parking and servicing areas, and areas for the storage of materials, goods or solid waste, a retaining wall or fencing: a. for the Brisbane River corridor sub-category — section 1, is set back a minimum 30m horizontal distance from the highest astronomical tide;	N/A

b. does not detract from the Brisbane River's landscape values; c. is not visually dominant when viewed from the river.	b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, is set back a minimum of 20m horizontal distance from the highest astronomical tide. AO12.2 Development involving fencing does not exceed 2m in height above ground level: a. for the Brisbane River corridor sub-category — section 1, within 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. AO12.3 Development involving a river wall: a. is not constructed in the Brisbane River corridor sub-category — section 1; b. is only constructed in the Brisbane River corridor sub-category — sections 2, 3, 4 or 5 if: a. consistent with an adjoining existing river wall; b. no higher than the existing ground level of the land.	N/A N/A
PO13 Development involving filling or excavation: a. minimises the extent of earthworks required; b. avoids the removal or clearing of native and riparian vegetation; c. is consistent with the desired character of the Brisbane River corridor sub-category section in which the site is located; d. presents attractively to public viewing areas such as the Brisbane River, Brisbane riverside walkways and paths, or Brisbane River bridge crossings; e. ensures steps and ramps are designed to be unobtrusive, use natural or natural-toned materials and minimise the need for cut and fill.	AO13 Development involving filling or excavation in the Brisbane River corridor: a. does not result in a change in ground level greater than 1m; b. where for steps and ramps not involving a change in ground level greater than 1m, does not occur: a. for the Brisbane River corridor sub-category — section 1, within 30m horizontal distance from the highest astronomical tide; b. for the Brisbane River corridor sub-category — sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. Refer to Figure a and Figure d.	N/A
PO14 Development preserves riverfront land for public use if that land is required for ecological, public open space or recreation functions in accordance with the Local government infrastructure plan.	AO14 Development provides for the transfer of land in the Brisbane River corridor sub-category to Council, in compliance with the Local government infrastructure plan and the Bicycle network overlay map (Riverwalk sub-categories).	N/A

Section E—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable building work for dry boat storage in the Brisbane River corridor sub-category (sections 1 - 5)

PO15 Development involving a dry boat storage facility: a. is located on the landward side of the highest astronomical tide and constructed and designed to: i. be compatible with the character and amenity of the Brisbane River corridor sub-category section in which the site is located; ii. minimise visual intrusiveness; iii. minimise impacts on the Brisbane River's landscape values; or b. where for a boat hoist or lift facility in the Brisbane River corridor sub-category section 2, 3 or 4, is located on land which is unobtrusive when viewed from the Brisbane River and are unroofed.	AO15 Development involving: a. dry boat storage facility for 1 boat: a. is located on land; b. involves hoists or lift facilities catering for 1 boat up to a maximum 4m in length in the case of another form of dry boat storage, is designed for 1 boat up to a maximum 6m in length; or b. a dry boat storage which does not comply with paragraph (a) is only located: a. within the Port of Brisbane; or b. on a site used for marine industry; or c. within a marina; or d. on a site used by a recreational or sporting club associated with the Brisbane River.	N/A
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D.3 Stormwater Code



9.4.9 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: 1. minimise flooding; 2. protect environmental values of receiving waters; 3. maximise the use of water sensitive urban design; 4. minimise safety risk to all persons; 5. 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.	Refer to the proposed stormwater management plan for the development.
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. AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
	AO3.2 Development provides a stormwater management system 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.	
	AO3.4	

	Where on private land, all underground stormwater infrastructure is 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. AO4.2 Development provides sufficient area to convey run-off, which will comply with the standards in the Infrastructure design planning scheme policy.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
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.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: 2. minimises risk to people and property; 3. provides for safe access and maintenance; 4. 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. AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
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). 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.	Proposed detailed design is expected to be designed as per Council's design standards and to achieve minimum flood immunity levels.

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. 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. 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. 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.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for 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.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
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.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: a. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; b. safe management of stormwater discharge from existing and future up-slope development;	AO11.1 Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge. AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.

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c. implication for adjacent and down-slope development.		
PO12 Development provides stormwater infrastructure which: a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. can be safely accessed and maintained cost effectively; c. ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy. AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
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: c. the environmental values and water quality objectives of waters; d. waterway hydrology; e. 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.	Appropriate Erosion and Sediment Control practices are expected to be implemented during construction.
PO14 Development ensures that: a. unnecessary disturbance to soil, waterways or drainage channels is avoided; b. all soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	Appropriate Erosion and Sediment Control practices are expected to be implemented during construction.
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.	Appropriate Erosion and Sediment Control practices are expected to be implemented during construction.
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 2,500m² of land that: a. will result in an impervious area greater than 25% of the net developable area; or b. will result in 6 or more dwellings.		

b. reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots; c. operational work for an urban purpose which involves disturbing greater than 2,500m² of land.		
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the <i>Environmental Protection Act 1994</i>. 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.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan for the development.
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.	Wastewater will not be discharged to the waterway. The development will be connected to a reticulated sewer network.

D.4 Filling and Excavation Code



9.4.3 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: 2. 2.5m in a zone in the Industry zones category; 3. 1m in all other zones, or if adjoining a sensitive zone.	Proposed development is expected to be designed as per Council's design standards. Refer to preliminary earthworks sketches for the development.
PO2 Development of a retaining wall proposed as a result of filling or excavation: a. is designed and constructed to be fit for purpose; b. does not impact adversely on significant vegetation; c. is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	AO2.1 Development of a retaining structure, including footings, surface drainage and subsoil drainage: a. is wholly contained within the site; b. if the total height to be retained is greater than 1m, then: a. the retaining wall at the property boundary is no greater than 1m above the ground level; b. all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; c. 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.	Proposed development is expected to be designed as per Council's design standards. Refer to preliminary earthworks sketches for the development.
	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.	
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy.	

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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.	Proposed development is expected to be designed as per Council's design standards. Refer to preliminary earthworks sketches for the development.
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.	Proposed development is expected to be designed as per Council's design standards.
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.	Proposed development is expected to be designed as per Council's design standards.
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	AO6 Filling or excavation does not involve the construction of open drainage.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan and preliminary earthworks sketches for the development.
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. 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.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan and preliminary earthworks sketches for the development.

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. 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.	Appropriate dust management practices are expected to be implemented during construction. The construction activities are expected to be undertaken within Council approved hours.
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. 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.	Appropriate vibration control measures are expected to be implemented during construction.
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: c. occur for a maximum of 3 weeks; d. use a major road to access the site; e. 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.	Appropriate material haulage practices are expected to be implemented during construction.
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.	All earthworks are expected to be carried out as per Council's relevant planning scheme policies and relevant authority approval conditions
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;	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain. AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan and preliminary earthworks sketches for the development.

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c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	and is in compliance with the standards in the Landscape design planning scheme policy. AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections. AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	AO13 Development does not involve the creation of canals or artificial waterways.	Proposed development is expected to be designed as per Council's design standards. Refer to the proposed stormwater management plan and preliminary earthworks sketches for the development.

D.5 Infrastructure Design Code



9.4.4 Infrastructure Design Code

Performance outcomes	Acceptable outcomes	Comments
PO1 Development provides roads, pavement, edging and landscaping which: 2. are designed and constructed in accordance with the road hierarchy; 3. provide for safe travel for pedestrians, cyclists and vehicles; 4. provide access to properties for all modes; 5. provide utilities; 6. provide high levels of aesthetics and amenity, improved liveability and future growth; 7. provide for the amelioration of noise and other pollution; 8. provide a high-quality streetscape; 9. provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	AO1 Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Proposed development is expected to be designed as per Council's design standards
PO2 Development provides road pavement surfaces which: a. are well designed and constructed; b. durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c. ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d. allows for reasonable travel comfort.	AO2 Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	Proposed development is expected to be designed as per Council's design standards
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.	Proposed development is expected to be designed as per Council's design standards
PO4	AO4	Proposed development is expected to be designed as per Council's design standards

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Development provides verges which are designed and constructed to: a. provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; b. provide a sufficient area for public utility services; c. be maintainable by the Council.	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.	
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.	Proposed development is expected to be designed as per Council's design standards
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: c. an effective, high-quality paved roadway; d. an effective, high-quality roadway kerb and channel; e. safe, high-quality vehicle crossings over channels and verges; f. safe, accessible, high-quality verges compatible and integrated with the surrounding environment; g. safe vehicle access to the site that enables ingress and egress in a forward gear; h. provision of and required alterations to public utilities; i. effective drainage; j. appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	AO6 Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy: a. concrete kerb and channel; b. forming and grading to verges; c. crossings over channels and verges; d. a constructed bikeway; e. a constructed verge or reconstruction of any damaged verge; f. construction of the carriageway; g. payment of costs for required alterations to public utility mains, services or installations; h. construction of and required alterations to public utility mains, services or installations; i. drainage works; j. installation of electrical conduits.	Proposed development is expected to be designed as per Council's design standards
PO7 Development provides both cycle and walking routes which: a. are located, designed and constructed to their network classification (where applicable); b. provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes;	AO7 Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	Proposed development is expected to be designed as per Council's design standards

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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.		
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. AO8.2 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.	Proposed development is expected to be designed as per Council's design standards
PO9 Development ensures that: a. land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b. the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	AO9.1 Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced. AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor—retailer.	Proposed development is expected to be designed as per Council's design standards
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	Proposed development is expected to be designed as per Council's design standards

	disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy. AO10.2 Development provides compatible public utility services and street-lighting services 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.	
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	AO11 Development provides land with the following services to the standards of the approved supplier: a. electricity; b. telecommunications services; c. gas service where practicable.	Proposed development is expected to be designed as per Council's design standards
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.	Proposed development is expected to be designed as per Council's design standards
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which:	AO13 Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in	N/A

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a. is provided commensurate with the status and scale of the proposed development; b. is sited and designed: a. as an integrated part of the project design; b. as conceptually relevant to the context of the location; c. to reflect and respond to the cultural values of the community; d. to promote local character in a planned and informed manner.	compliance with the public art standards in the Infrastructure design planning scheme policy.	
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	AO14 Development provides public signage: a. at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; b. which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	Proposed development is expected to be designed as per Council's design standards
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.	Proposed development is expected to be designed as per Council's design standards
PO16 Development provides public toilets which: a. are required as part of a community facility or park; b. are located, designed and constructed to be: a. safe; b. durable; c. resistant to vandalism; d. able to service expected demand; e. fit for purpose.	AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	N/A
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:	AO17 Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in	N/A

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a. safe movement of intended users; b. an attractive appearance appropriate to the general surroundings and any adjacent structures; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	compliance with the standards in the Infrastructure design planning scheme policy.	
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the general surroundings; c. functionality and easy maintenance; d. minimal whole-of-life cost; e. longevity; f. future widening; g. current and future services; h. minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	N/A
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. minimal whole-of-life cost; e. longevity; f. minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer	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.	Proposed development is expected to be designed as per Council's design standards

Queensland in accordance with the applicable design standards.		
If for development with a gross floor area greater than 1,000m²		
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. 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.	Proposed development is expected to be designed as per Council's design standards
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO21.1 Development ensures that demolition and construction: a. only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; b. do not occur over periods greater than 6 months.	The construction activities are expected to be undertaken within Council approved hours.
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	All works are expected to be carried out as per Council's relevant planning scheme policies and relevant authority approval conditions
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	
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.	All works are expected to be carried out as per Council's relevant planning scheme policies and relevant authority approval conditions
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		

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PO25 Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	AO25 No acceptable outcome is prescribed.	N/A
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26 Development is sited and designed to: a. avoid safety risks to people or property; b. minimise noise and visual impacts to people and property; c. ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	AO26 No acceptable outcome is prescribed.	N/A

Appendix E: Stormwater Management Plan

The Stormwater Management Plan is presented separately under its own heading and is not included within this appendix.



Appendix F: Erosion Hazard Assessment Form





Erosion Hazard Assessment

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

What is an Erosion Hazard Assessment?

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

When is the EHA required?

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

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

Privacy Statement

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

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

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

☐ **A 'low' risk site**

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

☒ **A 'medium' risk site**

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

☐ **A 'high' risk site**

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

3 Site Information and Certification

Application number (if known)

Site address

309 Priestdale Road

Rosedale QLD

Postcode 4123

I certify that:

- ☒ I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager.
- ☒ I am a person with suitable qualifications and/or experience in erosion and sediment control.
- ☒ The Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Infrastructure Design Planning Scheme Policy.
- ☒ The Erosion Hazard Assessment accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.
- ☒ I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by (Print name)

Roshan Khadka

Certifier's signature



RPEQ No:
15945
2026.07.29
14:00:34+10'00'

Date

29 / 07 / 2026

Assessment Table

Table 1: Low Risk Test

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

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

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

Table 2: Medium Risk Test

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

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

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

Table 3: High Risk Test

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

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

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



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Communities are fundamental. Whether around the corner or across the globe, they provide a foundation, a sense of place and of belonging. That's why at Stantec, we always design with community in mind.

We care about the communities we serve—because they're our communities too. This allows us to assess what's needed and connect our expertise, to appreciate nuances and envision what's never been considered, to bring together diverse perspectives so we can collaborate toward a shared success.

We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.

Stantec trades on the TSX and the NYSE under the symbol STN. Visit us at **stantec.com** or find us on social media.

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