Code Compliance Report

171-173 Upper Kedron Road, Ferny Grove, QLD, 4055

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1. Infrastructure Design Code

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Solution	Comments
PO1 Development provides roads, pavement, edging and landscaping which: (a) are designed and constructed in accordance with the road hierarchy; (b) provide for safe travel for pedestrians, cyclists and vehicles; (c) provide access to properties for all modes; (d) provide utilities; (e) provide high levels of aesthetics and amenity, improved liveability and future growth; (f) provide for the amelioration of noise and other pollution; (g) provide a high-quality streetscape; (h) provide a low-maintenance asset with a minimal whole-of-life cost. *Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.*	**AO1** Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	A	New Council roads area to be constructed as part of the proposed development, and will connect to Upper Kedron Road via a new intersection. All works required for the new road or in the proposed road reserve will be undertaken in accordance with Council's infrastructure design planning scheme policy during the Operational Works Phase.
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;**	**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.	A	The proposed road pavement surfaces will be designed and constructed in accordance with Council's infrastructure design planning scheme policy during the operational works phase.

(d) allows for reasonable travel comfort.			
PO3 Development provides a pavement edge which is designed and constructed to: (a) control vehicle movements by delineating the carriageway for all users; **(b)** provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	**AO3** Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	A	The road pavement edges will be designed and constructed in accordance with Council's infrastructure design planning scheme policy during the Operational Works Phase.
PO4 Development provides verges which are designed and constructed to: (a) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; (b) provide a sufficient area for public utility services; (c) be maintainable by the Council.	**AO4** Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	A	The proposed road verges will be designed and constructed in accordance with Council's infrastructure design planning scheme policy during the Operational Works Phase.
PO5 Development provides a lane or laneway identified in a neighbourhood plan which: (a) allows equitable access for all modes; (b) is safe and secure; (c) has 24-hour access; (d) is a low-speed shared zone environment; (e) has a high-quality streetscape.	**AO5** Development provides a lane or laneway identified in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	N/A	Not applicable.
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: (a) an effective, high-quality paved roadway; (b) an effective, high-quality roadway kerb and channel; (c) safe, high-quality vehicle crossings over channels and verges; (d) safe, accessible, high-quality verges compatible	**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;	N/A	Not Applicable to this development. The proposal is a subdivision, therefore no works are associated with an existing premises.

and integrated with the surrounding environment; (e) safe vehicle access to the site that enables ingress and egress in a forward gear; (f) provision of and required alterations to public utilities; (g) effective drainage; (h) appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	(b) forming and grading to verges; (c) crossings over channels and verges; (d) a constructed bikeway; (e) a constructed verge or reconstruction of any damaged verge; (f) construction of the carriageway; (g) payment of costs for required alterations to public utility mains, services or installations; (h) construction of and required alterations to public utility mains, services or installations; (i) drainage works; (j) installation of electrical conduits.		
PO7 Development provides both cycle and walking routes which: (a) are located, designed and constructed to their network classification (where applicable); (b) provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; (c) provide safe and comfortable access to properties for pedestrians and cyclists; (d) incorporate water sensitive urban design into stormwater drainage; (e) provide for utilities; (f) provide for a high level of aesthetics and amenity, improved liveability and future growth; (g) are a low-maintenance asset with a minimal whole-of-life cost; (h) minimise the clearing of significant native vegetation. *Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland*	**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.	A	The proposed road pavement and verges including footpaths will be designed and constructed in accordance with Council's infrastructure design planning scheme policy during the Operational Works Phase.

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.	A/S	Refer to Traffic Impact Assessment Report by Traffic Engineer.
	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.*	A	Refer AO8.1 above.
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.	A	Water main and services are proposed for the development with proposed connection to the existing watermain on the opposite side of Upper Kedron Road. Sewer main and property connections are proposed for the development with proposed connection to the existing sewer main located with the neighbouring allotment (Lot 43 on RP167933). Final connection size and positions for each lot is to be determined during the detailed design phase of the development. It is recommended that the above be confirmed via a Service Advice Notice from Urban Utilities along with a flow and pressure test during the detailed design phase.

	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	A	Refer AO9.1 above.
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	**AO10.1** Development provides public utilities and street lighting which are located and aligned to: (a) avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; (b) minimise earthworks; (c) avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work.	A	Any new public utility connections are to be designed to minimise impacts on the surrounding environment.
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	A	If required, street lighting is to be provided by the electrical engineer as required within the proposed new road reserve.
	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.	A	If required, street lighting is to be provided by the electrical engineer as required within the proposed new road reserve.
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;	A	Electrical engineer & APA will comply with the code as required.

	(b) telecommunications services; (c) gas services where practicable		
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	**AO12** Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: (a) the additional expense is unlikely to be prohibitive; or (b) further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or (c) there is a clear gap in the telecommunications network; or (d) there is a clear gap in the bandwidth available to the area.	N/A	Not Applicable. Development is not a major public project.
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: (a) is provided commensurate with the status and scale of the proposed development; (b) is sited and designed: (i) as an integrated part of the project design; (ii) as conceptually relevant to the context of the location; (iii) to reflect and respond to the cultural values of the community; **(iv)** to promote local character in a planned and informed manner.	**AO13** Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	N/A	Not applicable.

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.	N/A	Not applicable.
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	**AO15** Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	N/A	Not applicable.
PO16 Development provides public toilets which: (a) are required as part of a community facility or park; (b) are located, designed and constructed to be: (i) safe; (ii) durable; (iii) resistant to vandalism; (iv) able to service expected demand; (v) fit for purpose.	**AO16** Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	N/A	Not applicable.
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: (a) safe movement of intended users;	**AO17** Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	N/A	Not applicable.

(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.*			
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	Not applicable.
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed	**AO19** Development that provides batters, retaining walls,	A	Will Comply, all batters and retaining walls will be

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.	seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.		designed and constructed in accordance with the infrastructure Design Planning Scheme Policy.
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.	N/A	Not applicable, application is for a reconfiguration of lot.
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.	N/A	Not applicable, application is for a reconfiguration of lot.
	AO21.2 Development including construction and demolition does not release dust	N/A	Not applicable, application is for a reconfiguration of lot.

	emissions beyond the boundary of the site.		
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	N/A	Not applicable, application is for a reconfiguration of lot.
PO22 Development ensures that: (a) construction and demolition do not result in damage to surrounding property as a result of vibration; (b) vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. *Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	N/A	Not applicable, application is for a reconfiguration of lot.
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants			
PO23 Development ensures that fire hydrants are: (a) installed and located to enable fire services to access water safely, effectively and efficiently; (b) suitably identified so that fire services can locate them at all hours.	**AO23.1** Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. *Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.*	N/A	Not applicable to this proposed development. Fire Hydrants are to be installed in the proposed in the public road.
	AO23.2 Fire hydrants are identified by: (a) raised reflectorised pavement markers	N/A	Refer to AO23.1 above

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

Solution Legend

A = Acceptable solution
A/S = Alternate solution proposed
N/A = Not applicable to this application

2. Filling and Excavation Code

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Solution	Comments
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	**AO1** Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.	A/S	Filling and excavation will exceed 1m in cut and fill which will be detailed via a Bulk Earthworks Plan during the Operational Works Phase.
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. gradients will need to comply with the Building Regulation. *Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.*	**AO2.1** Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site; (b) if the total height to be retained is greater than 1m, then: (i) the retaining wall at the property boundary is no greater than 1m above the ground level; (ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	A/S	Retaining walls will be required as part of the bulk earthworks. It is envisaged that all walls retaining fill will comply with the acceptable solutions. There are walls over 1.0m in height which are retaining cut only and are proposed to be a maximum of 1.5m high and wholly contained within the development site.

	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.	A	Will Comply.
	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.	A	Will Comply.
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble or debris.	A	Will Comply, all fill will be clean fill only.
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.	N/A	Not applicable to this proposed development. No rock anchors are required for this 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.	A	Will Comply.
PO5 Development provides surface and sub-surface drainage to prevent water	**AO5** Development ensures all flows and subsoil drainage are directed to a lawful	A	Will Comply.

seepage, concentration of run-off or ponding of stormwater on adjacent land.	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.		
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** No acceptable outcome is prescribed.	N/A	Not applicable to this proposed 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.	A	Will Comply, erosion and sediment control measures will be detailed during the Operational Works Phase.
	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.	A	Will Comply, erosion and sediment control measures will be detailed during the Operational Works Phase.
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise	**AO8.1** Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles	A	The Contractor is responsible for the control of dust and air emissions during the Earthworks Operations period and

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.*	entering and leaving the site.		until such time as the site is rehabilitated.
	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.	A	Will Comply.
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.D, Table 9.4.3.3.E, Table 9.4.3.3.F and Table 9.4.3.3.G. *Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	A	Contractor to ensure the filling and excavation works does not cause ground-borne vibration beyond the boundary as per Council policies.
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	**AO10** Development ensures that heavy trucks hauling material to and from the site: (a) occur for a maximum of 3 weeks; (b) use a major road to access the site; (c) only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	A/S	It is envisaged that hauling movements will occur for longer than 3 weeks, however all trucks utilised during the Bulk Earthworks stage can be conditioned to a haul route acceptable to Council, if required.
PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	**AO11** Development does not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; (b) filling with material containing a contaminant.	A	Not applicable. This site is NOT currently listed on EPA's Environmental Management Register or Contaminated Land Register. The site has an overall cut to export balance, however any imported material will be clean.

PO12 Development provides for: (a) landscaping for water conservation purposes; (b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	**AO12.1** Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	A/S	Not applicable, development is for a reconfiguration of lot and the lots will be stabilised with hydro mulch or similar in lieu of landscaping. This will be specified as part of the erosion and sediment control plan during the detailed design phase.
	AO12.2 Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy.	A/S	Not applicable, development is for a reconfiguration of lot and the lots will be stabilised with hydro mulch or similar in lieu of landscaping.
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	N/A	Not applicable, development is for a reconfiguration of lot and the lots will be stabilised with hydro mulch or similar in lieu of landscaping.
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.	N/A	Not applicable to this proposed development.

A = Acceptable solution

A/S = Alternate solution proposed

N/A = Not applicable to this application

3. Stormwater Code

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions	Solution	Comments
Section A—If for a material change of use, reconfiguring a lot, operational work or building work *Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.*			
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) minimise flooding; (b) protect environmental values of receiving waters; (c) maximise the use of water sensitive urban design; (d) minimise safety risk to all persons; (e) maximise the use of natural waterway corridors and natural channel design principles. *Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.*	**AO1** Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	A	Will Comply. Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.
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.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.

	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to adversely affect the safety of, or cause nuisance to properties.	**AO3.1** Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.

	AO3.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with 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.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	A	Will Comply. Refer to the Concept Design Plans attached to this Report for details.
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.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with 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.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.

PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	**AO5** Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	N/A	Not applicable.
PO6 Development ensures that location and design of stormwater detention and water quality treatment: (a) minimises risk to people and property; (b) provides for safe access and maintenance; (c) minimises ecological impacts to creeks and waterways.	**AO6.1** Development locates stormwater: (a) detention and water quality treatment: (b) outside of a waterway corridor; (c) offline to any catchment not contained within the development.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.
	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.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.
PO7 Development is designed, including any car parking areas and channel works to: (a) reduce property damage; (b) provide safe access to the site during the defined flood event.	**AO7.1** Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. *Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).*	A	Searches of the BCC Flood Awareness Mapping shows that the site is outside of areas of expected flooding. Furthermore, the BCC Floodwise Property Report for the site has no flags for building or development purposes.

	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.	A	Refer AO7.1 above.
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained.	N/A	Not applicable.
	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.*	N/A	Not applicable.
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	N/A	Not applicable.
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	N/A	Not applicable.

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.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.
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.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future up-slope development; (c) implication for adjacent and down-slope development.	**AO11.1** Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	N/A	Not applicable. No upstream drainage connection requirements have been identified for the development.
	AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Priority infrastructure plan and the standards in the Infrastructure design planning scheme policy.	N/A	Not applicable.
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;	**AO12.1** The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	A	Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.

(b) can be safely accessed and maintained cost effectively; (c) ensures no structural damage to existing stormwater infrastructure.	**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.	N/A	Not applicable.
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; (c) the maintenance and serviceability of stormwater infrastructure. *Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.*	**AO13** No acceptable outcome is prescribed.	A	An Erosion and Sediment Control Plan shall be prepared (prior to commencement of construction) and maintained for the management of sediment laden stormwater during the construction phase in accordance with the stormwater drainage section of the Infrastructure Design Planning Scheme Policy.
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.	A	The development will implement Sediment and Erosion Controls as required during construction to satisfy Council's requirements until such time that the exposed surfaces become stabilised.
PO15 Development does not increase: (a) the concentration of total suspended solids	**AO15** No acceptable outcome is prescribed.	A	Contractor to ensure ESC measures are installed and maintained to avoid

or other contaminants in stormwater flows during site construction; (b) run-off which causes erosion either on site or off site.			the release of contaminants from site.
Section B—Additional criteria which apply to high-risk development, being one or more of the following: (a) a material change of use for an urban purpose which involves greater than 2,500m2 of land that: (iv) will result in an impervious area greater than 25% of the net developable area; or (v) 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 Environmental Protection Act 1994.* *Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.*	**AO16** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	A	Will Comply. Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.
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,	**AO17** No acceptable outcome is prescribed.	A	Will Comply. Refer to the Site Based Stormwater Management Report and Concept Design Plans attached to this report for details in achieving compliance with the infrastructure design planning scheme policy.

recovery and treatment.			
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot			
PO18 Development protects stormwater infrastructure to ensure the following are not compromised: (a) the long term infrastructure for the stormwater network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the stormwater network which: i. is required to service the development or an existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. *Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term*	**AO18** Development protects stormwater infrastructure in compliance with the following: (a) for long term infrastructure for the stormwater network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; (c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.	A	Will Comply.

infrastructure, may be imposed.			
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. *Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the* Planning Act 2016.	**AO19** No acceptable outcome is prescribed.	N/A	Not applicable.

Solution Legend

A	=	Acceptable solution
A/S	=	Alternate solution proposed
N/A	=	Not applicable to this application

4. Appendices

APPENDIX A
PROPOSED DEVELOPMENT PLANS

RCS

CONSULTANTS
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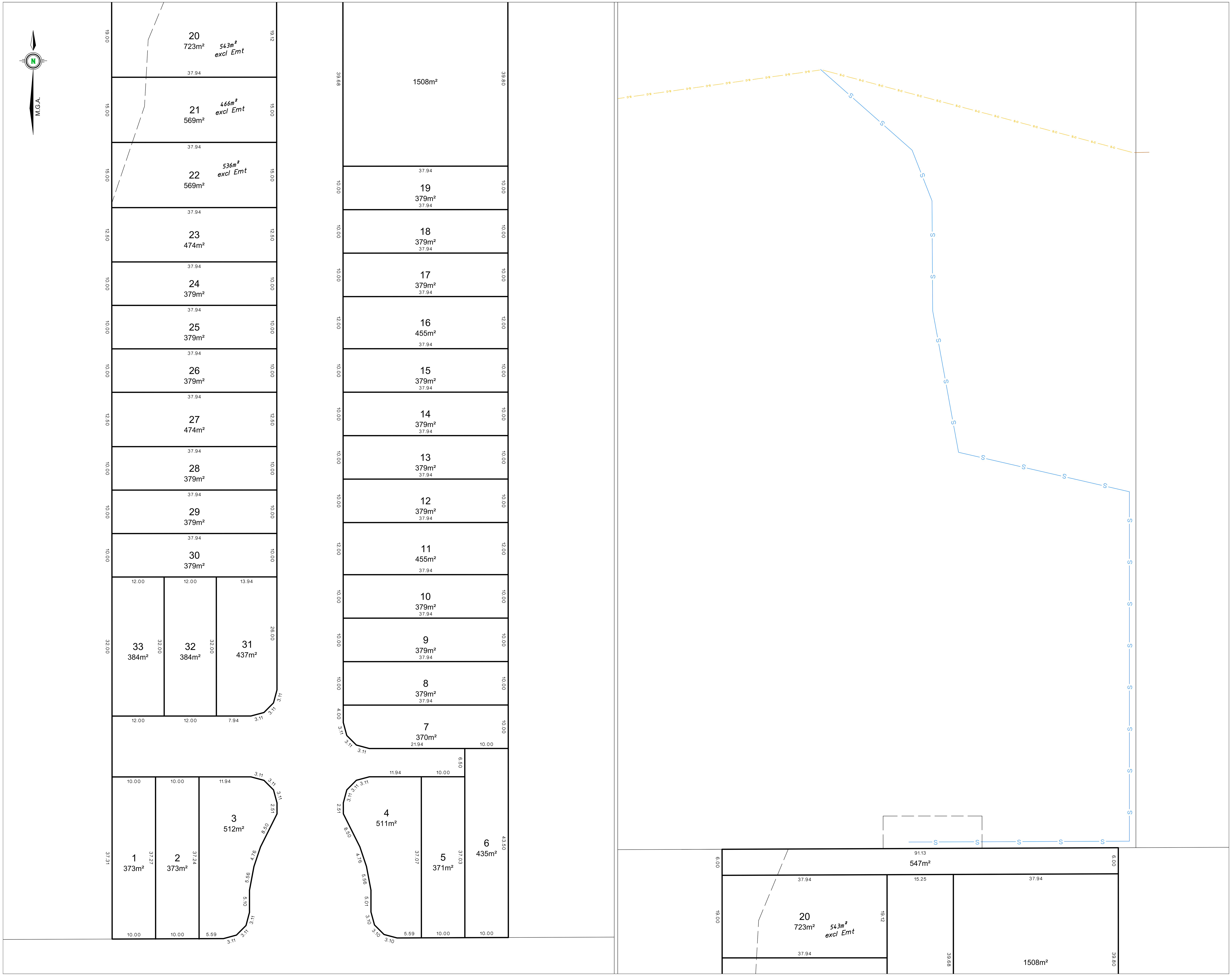
Rodgers Consulting Services Pty Ltd
ABN: 13 689 623 354
Email: adrian@rcs.net.au
Mob: 0401338071


M.G.A.
N
20
723m²
543m² excl Emt
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569m²
466m² excl Emt
22
569m²
536m² excl Emt
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474m²
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474m²
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30
379m²
33
384m²
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384m²
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437m²
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373m²
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1508m²
19
379m²
18
379m²
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371m²
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1508m²

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512m²
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371m²
6
435m²
7
370m²
8
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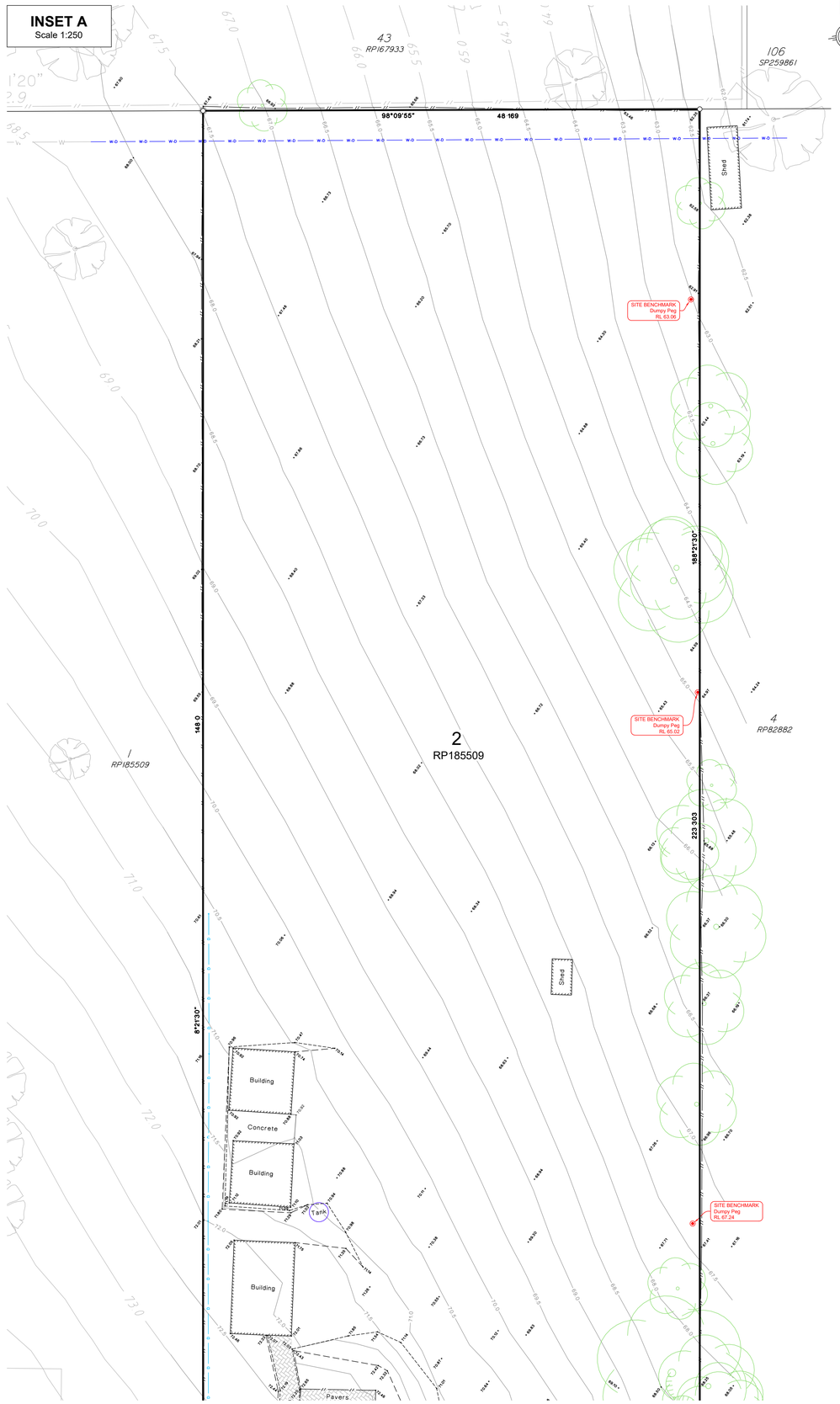
379m²
11
455m²
12
379m²
13
379m²
14
379m²
15
379m²
16
455m²
17
379m²
18
379m²
19
379m²
2
RP185509
1508m²
1
RP82882
RP185509
Emt A
RP
219729
Vegetation Covenant
Concrete Footpath
SITE BENCHMARK
Dumpy Peg
Existing Lower Single Storey Dwelling
Pool
Pavers
Building
Concrete
43
RP167933
Proposed Stormwater Easement
Open Drain
547m²

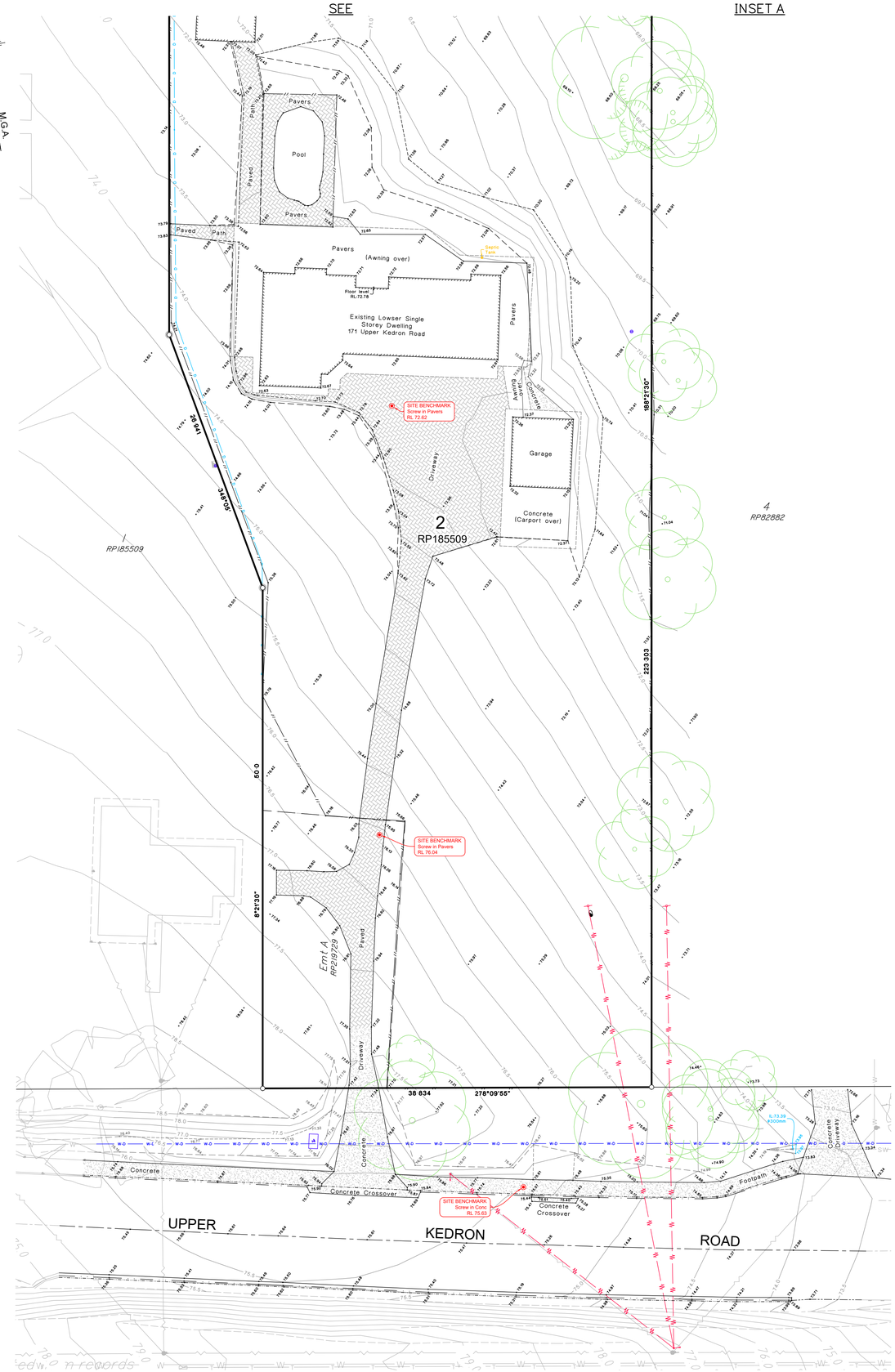
APPENDIX B
DETAILED SURVEY

RCS

CONSULTANTS
YOU CAN TRUST

Rodgers Consulting Services Pty Ltd
ABN: 13 689 623 354
Email: adrian@rcs.net.au
Mob: 0401338071





Client

Bonaventura Developments Pty Ltd

Project

Detail Survey of 171 Upper Kedron Road, Ferny Grove

Described as Lot 2 on RP185509

Scale: 1:250 at A1

Datum: See plan by Land Surveying Dynamics drawing 12777-VEG-01 B
Dated 20/08/20
Contour Int: 0.5m

Locality: Ferny Grove
LGA: Brisbane City
Cadfile: SOL-411.DET.01

Issue	Description	Drw	Date	Appd
A	INITIAL ISSUE	SSD	23.06.26	MP

Notes

The title boundaries shown hereon were not marked at the time of survey and have been compiled from previous survey.
Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

LEGEND

AWN	Awning / eave	
BU	Building	
BW	Bottom of wall	
CG	Change of grade	
EBX	Electricity Box	
EBX	Light Pole	
FHY	Fire Hydrant	
FNC	Fence	
IOT	Sewer inspection opening	
KCL	Kerb lip	
KIN	Kerb invert	
KTB	Kerb top back	
TAP	Tap	
TEP	Telstra Pit	
TW	Top of wall	
WMT	Water Meter	

UNDERGROUND SERVICES - ALPHA CLASSIFICATION AS PER AUSTRALIAN STANDARD AS5488.

Sewer main	S-O S-O S-O
Stormwater drainage	SW-O SW-O SW-O
Water main	W-O W-O W-O
Telstra service	T-O T-O T-O
NBN service	NBN-O NBN-O NBN-O
Gas supply	G-O G-O G-O G-O
Electricity supply	E-O E-O E-O
Communication Service	C-O C-O C-O

Detail survey by others completed over #173 Upper Kedron Rd shown as below

0 7.5 15 m

SCALE 1:250 (A1)

FOCUS ON SURVEYING
w www.focussurvey.com.au
e info@focussurvey.com.au ph 3338 5095
a Suite 6, 214 Waterworks Road. Ashgrove . QLD . 4060
a Unit 4b, 115a Point Cartwright . Buddina . 4575

Sheet No.	Surveyed By:	Date Surveyed:
1 of 1	RWB	10.06.26

Dwg. No. **SOL-411.DET.01** Issue **A**

Client

Bonaventura Developments Pty Ltd

Project

Detail Survey of 171 Upper Kedron Road, Ferny Grove

Described as Lot 2 on RP185509

Scale: 1:250 at A1

Datum: See plan by Land Surveying Dynamics drawing 12777-VEG-01 B
Dated 20/08/20
Contour Int: 0.5m

Locality: Ferny Grove
LGA: Brisbane City
Cadfile: SOL-411.DET.01

Issue	Description	Drw	Date	Appd
A	INITIAL ISSUE	SSD	23.06.26	MP

Notes

The title boundaries shown hereon were not marked at the time of survey and have been compiled from previous survey.
Services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

LEGEND

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UNDERGROUND SERVICES - ALPHA CLASSIFICATION AS PER AUSTRALIAN STANDARD AS5488.

Sewer main	S-O
Stormwater drainage	SW-O
Water main	W-O
Telstra service	T-O
NBN service	NBN-O
Gas supply	G-O
Electricity supply	E-O
Communication Service	C-O

Detail survey by others completed over #173 Upper Kedron Rd shown as below

Imagery ©Aerometrex

0 7.5 15 m

SCALE 1:250 (A1)

FOCUS ON SURVEYING
w www.focussurvey.com.au
e info@focussurvey.com.au ph 3338 5095
a Suite 6, 214 Waterworks Road. Ashgrove . QLD . 4060
a Unit 4b, 115a Point Cartwright . Buddina . 4575

Sheet No.	Surveyed By:	Date Surveyed:
1 of 1	RWB	10.06.26

Dwg. No. SOL-411.DET.01-IMAGE Issue A

APPENDIX C
CONCEPT ENGINEERING PLANS

RCS

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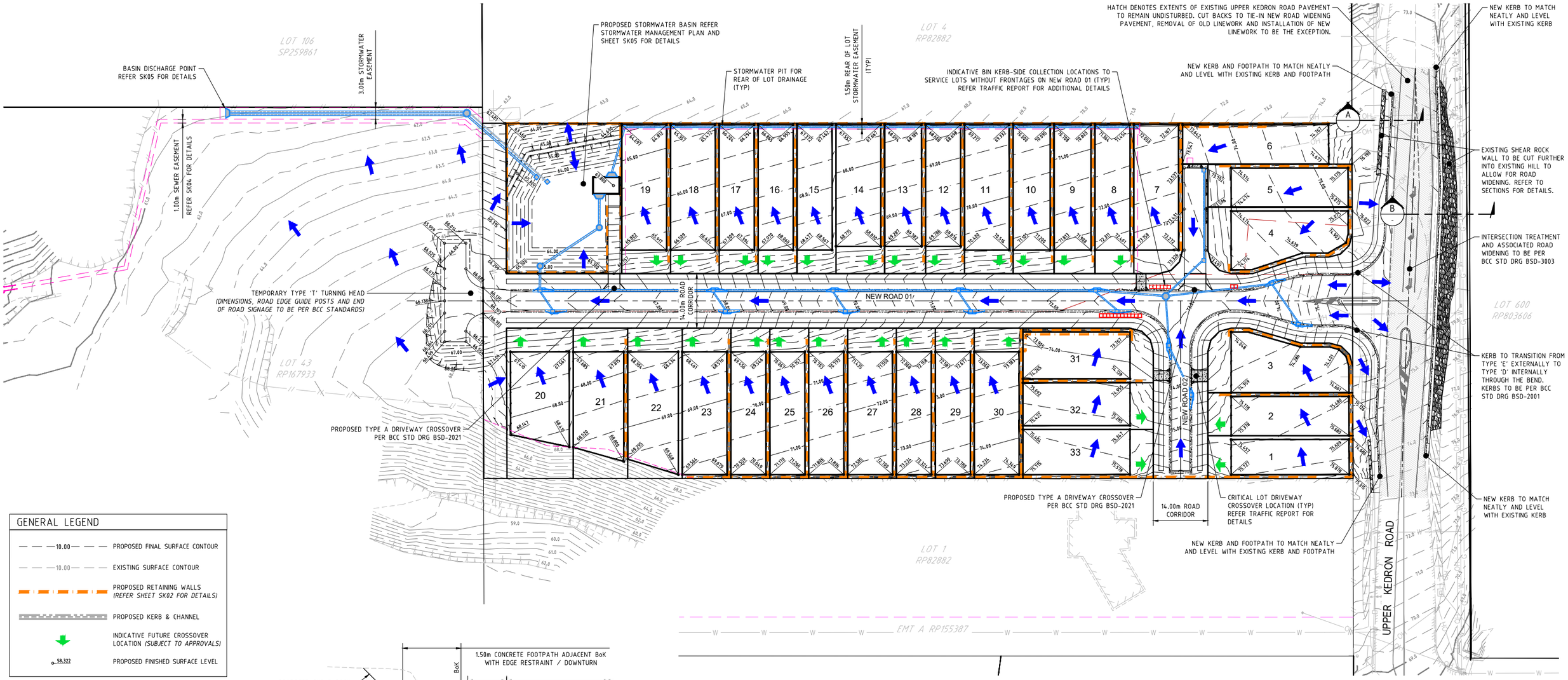


GENERAL LEGEND

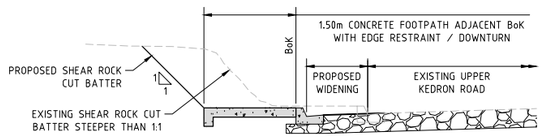
- PROPOSED FINAL SURFACE CONTOUR (10.00)
- EXISTING SURFACE CONTOUR (10.00)
- PROPOSED RETAINING WALLS *(REFER SHEET SK02 FOR DETAILS)*
- PROPOSED KERB & CHANNEL
- INDICATIVE FUTURE CROSSOVER LOCATION *(SUBJECT TO APPROVALS)*
- PROPOSED FINISHED SURFACE LEVEL (58.322)

EXISTING SERVICE LEGEND

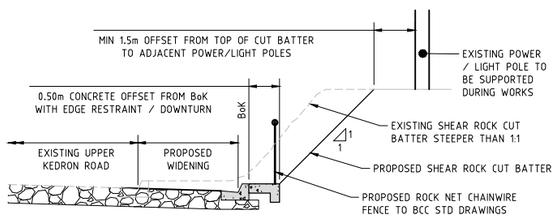
- G — GAS MAIN / VALVE
- SWD — STORMWATER MAIN / PIT
- W — WATER MAIN / VALVE & HYDRANT
- S — SEWER MAIN / MANHOLE
- OH — O/H ELECTRICITY / POWER POLE
- NBN — NBN / JUNCTION & PIT
- E — UNDERGROUND ELECTRICITY

PROPOSED STORMWATER LEGEND

- PROPOSED STORMWATER DRAINAGE
- PROPOSED STORMWATER STRUCTURES
- OVERLAND FLOW DIRECTION



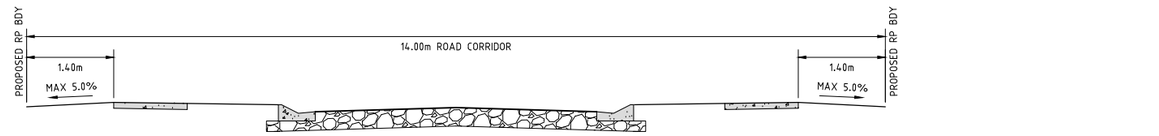
SECTION A - NORTH SIDE OF UPPER KEDRON ROAD



SECTION B - SOUTH SIDE OF UPPER KEDRON ROAD

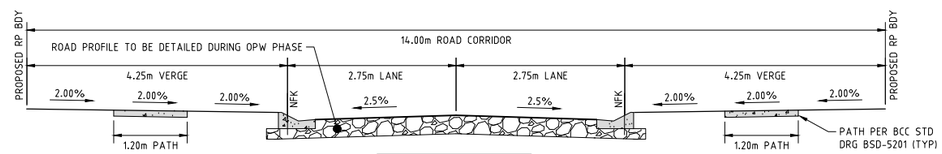
TYPICAL ROCK WALL DETAILS

SCALE 1:50 (A1)



ALTERED VERGE FRONTING LOTS 11-14 & 27-30

FOR ALL OTHER DETAILS REFER TO STANDARD PROFILE (BELOW)



STANDARD PROFILE

TYPICAL ROAD 01 & ROAD 02 SECTIONS

SCALE 1:50 (A1)

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ISSUE	DESCRIPTION	DATE	DRAWN	AUTH.
A	PRELIMINARY ISSUE	31.07.2026	KR	AR
B	PRELIMINARY ISSUE REVISED	06.08.2026	KR	AR
C	APPROVAL ISSUE	07.08.2026	KR	AR

ISSUE STAMP: **ISSUE FOR APPROVAL** — NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER: -

SURVEY INFORMATION: PM - RL -

SURVEYOR: FOCUS ON SURVEYING

FILE NAME: SOL-411.DET.01

RP DESCRIPTION: LOTS 1-2 ON RP185509

LAND SIZE: -

SCALE BAR: 0 10 20 30m — SCALE 1:500 @ A1

CLIENT: BONAVENTURA DEVELOPMENTS PTY LTD

PROJECT TITLE: PROPOSED MULTI-LOT SUBDIVISION AT 171 - 173 UPPER KEDRON ROAD, FERNY GROVE, QLD 4055

DRAWING TITLE: CONCEPT STORMWATER DRAINAGE PLAN

DESIGN:	DATE:	DESIGN CHECK:	DATE:
KR		AR	
DRAWN:	DATE:	DWG CHECK:	DATE:
KR		AR	

AUTHORISED FOR ISSUE: - RPEQ No. -

ORIG. SIZE: A1

PROJECT NUMBER / SHEET: C26062 SK01

ISSUE: C

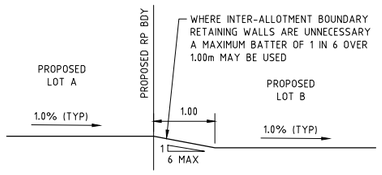
CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES TRAVERSING OR ADJACENT TO THE DEVELOPMENT SITE PRIOR TO UNDERTAKING WORKS.

REFER TO STRUCTURAL ENGINEER'S PLANS FOR:
- TEMPORARY SOIL RETENTION METHODS
- PROPOSED RETAINING WALL DETAILS
- WALL FOOTING SLAB DETAILS

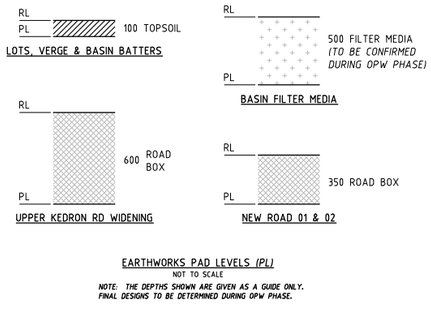
LEVEL 1 COMPACTION

ALL FILLING ON SITE TO BE LEVEL 1 COMPACTED FILL AS PER AS3798 UNLESS NOTED OTHERWISE
(NOTE TYPE 2 TESTING MAY ONLY BE USED FOR INDIVIDUAL RESIDENTIAL LOTS ONLY)

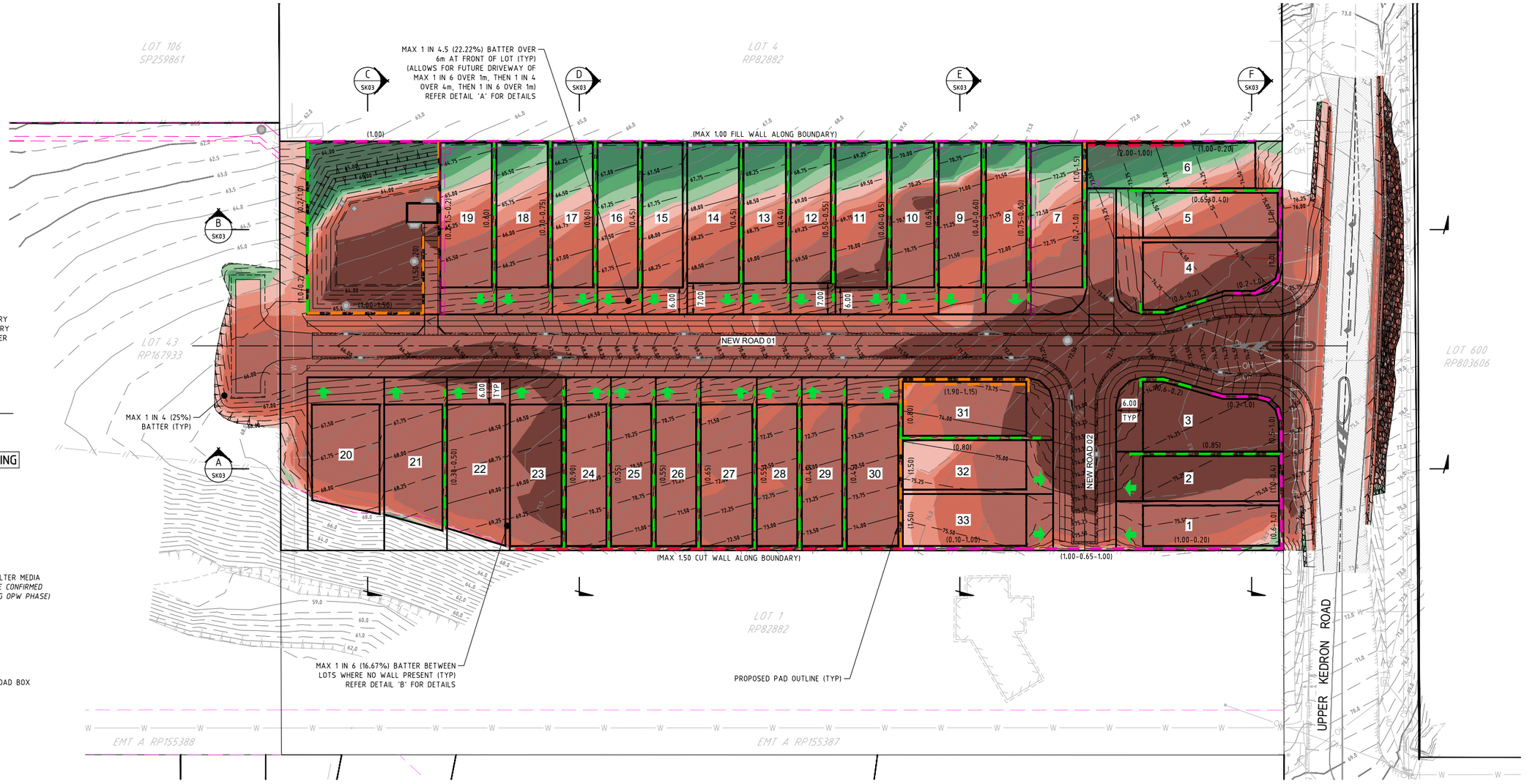
CONTRACTOR TO CONFIRM SOIL TYPE AND ACCEPTABLE TEMPORARY BATTER ANGLE WITH GEOTECHNICAL ENGINEER PRIOR TO UNDERTAKING EARTHWORKS



DETAIL B - TYPICAL INTER-ALLOTMENT GRADING
SCALE 1:50 (A1)



EARTHWORKS PAD LEVELS (PL)
NOT TO SCALE
NOTE: THE DEPTHS SHOWN ARE GIVEN AS A GUIDE ONLY. FINAL DESIGNS TO BE DETERMINED DURING OPW PHASE.



EARTHWORKS TABLE

	CUT (m^3)	FILL (m^3)	NETT (m^3)
SITE STRIPPING (ASSUMED 100mm DEPTH)	-2177	-	-2177
BULK EARTHWORKS (FROM STRIPPED SURFACE)	-29383	1155	28228 (EXPORT)

NOTE: EARTHWORKS VOLUMES ARE TAKEN FROM STRIPPED EXISTING SURFACE LEVEL TO BULK EARTHWORKS PAD LEVELS.

DIAL BEFORE YOU DIG www.1100.com.au

"DIAL BEFORE YOU DIG" TO BE CONTACTED PH: 1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES, PRIOR TO EXCAVATION.

GENERAL LEGEND

- 10.00 EARTHWORKS PAD CONTOUR
- 10.00 EXISTING SURFACE CONTOUR
- PROPOSED KERB & CHANNEL
- PROPOSED STORMWATER STRUCTURES
- INDICATIVE FUTURE CROSSOVER LOCATION *(SUBJECT TO APPROVALS)*

EXISTING SERVICE LEGEND

- G — GAS MAIN / VALVE
- SWD — STORMWATER MAIN / PIT
- W — WATER MAIN / VALVE & HYDRANT
- S — SEWER MAIN / MANHOLE
- OH — O/H ELECTRICITY / POWER POLE
- NBN — NBN / JUNCTION & PIT
- E — UNDERGROUND ELECTRICITY

PROPOSED RETAINING WALL LEGEND

- RETAINING WALL - SIDE OF LOT *(MAX RETAINED HEIGHT 1.00m)*
- RETAINING WALL - SIDE OF LOT *(MAX RETAINED HEIGHT 2.00m; WALL TO BE TIERED)*
- RETAINING WALL - REAR OF LOT *(MAX RETAINED HEIGHT 1.00m)*
- RETAINING WALL - REAR OF LOT *(MAX RETAINED HEIGHT 2.00m; WALL TO BE TIERED)*

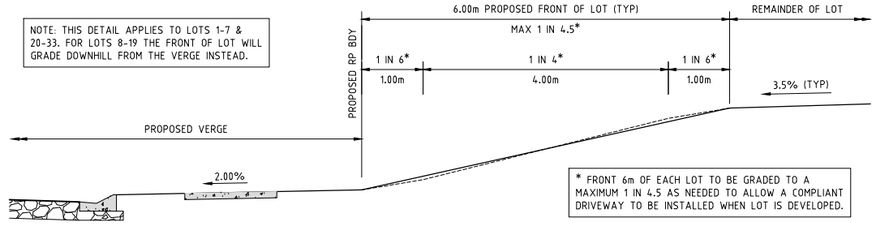
(1.8) / (0.2-1.8) RETAINED HEIGHT *(MAX / RANGE)*

CUT & FILL LEGEND

EXCAVATION	FILLING
0.00m - 0.25m	0.00m - 0.25m
0.25m - 0.50m	0.25m - 0.50m
0.50m - 1.00m	0.50m - 1.00m
1.00m - 2.00m	1.00m - 2.00m
>2.00m	>2.00m

NOTES:
- CUT AND FILL IS PROVIDED FOR GUIDANCE ONLY AND DENOTES LEVEL DIFFERENCE BETWEEN FINISHED DESIGN SURFACE AND EXISTING SURFACE *(NO BOX OUT OR SITE STRIPPING INCLUDED IN SHOWN VOLUMES)*
- AREAS NOT REQUIRING EARTHWORKS ARE TO REMAIN UNDISTURBED.
- FINAL EXTENTS OF CUT/FILL ARE TO BE DETERMINED BY THE CONTRACTOR ON SITE IN CONJUNCTION WITH THE EARTHWORKS DESIGN.

NOTE: THIS DETAIL APPLIES TO LOTS 1-7 & 20-33. FOR LOTS 8-19 THE FRONT OF LOT WILL GRADE DOWNHILL FROM THE VERGE INSTEAD.



DETAIL A - TYPICAL FRONT OF LOT GRADING
SCALE 1:50 (A1)

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ISSUE	DESCRIPTION	DATE	DRAWN	AUTH.
A	PRELIMINARY ISSUE	28.07.2026	KR	AR
B	PRELIMINARY ISSUE REVISED	31.07.2026	KR	AR
C	PRELIMINARY ISSUE REVISED - TURNING HEAD ADDED	03.08.2026	KR	AR
D	PRELIMINARY ISSUE REVISED	06.08.2026	KR	AR
E	APPROVAL ISSUE	07.08.2026	KR	AR

ISSUE STAMP
ISSUE FOR APPROVAL
NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER: -

SCALE BAR
0 10 20 30m
SCALE 1:500 @ A1

CLIENT: BONAVENTURA DEVELOPMENTS PTY LTD

PROJECT TITLE: PROPOSED MULTI-LOT SUBDIVISION AT 171 - 173 UPPER KEDRON ROAD, FERNY GROVE, QLD 4055

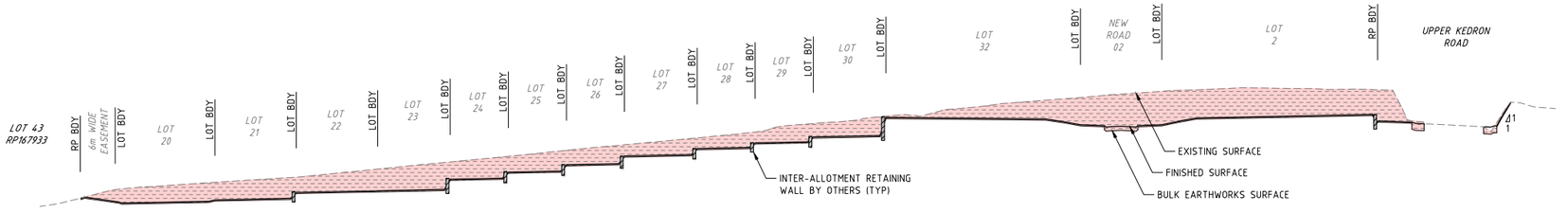
DRAWING TITLE: CONCEPT EARTHWORKS PLAN

SURVEY INFORMATION	SURVEYOR	FILE NAME
PM - RL -	FOCUS ON SURVEYING	SOL-411.DET.01
	RP DESCRIPTION LOTS 1-2 ON RP185509	**LAND SIZE** -

DESIGN: KR	DATE:	DESIGN CHECK: AR	DATE:
DRAWN: KR	DATE:	DWG CHECK: AR	DATE:
AUTHORISED FOR ISSUE -	RPEQ No. -		ORIG. SIZE A1
PROJECT NUMBER / SHEET C26062 SK02			ISSUE E

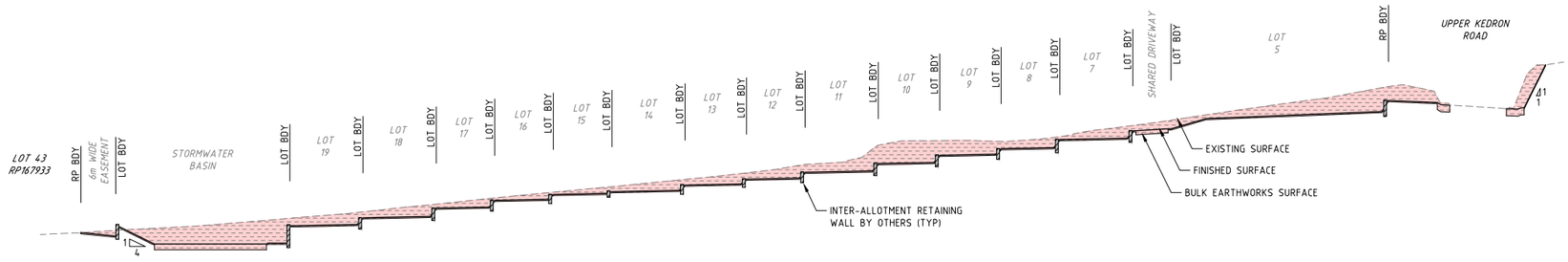
VERTICAL EXAGGERATION:

NOTE: FOR READABILITY THE VERTICAL SCALE HAS BEEN EXAGGERATED ON ALL SECTIONS. ACTUAL GRADES & DEPTHS ARE FLATTER / SHALLOWER THAN THEY APPEAR.



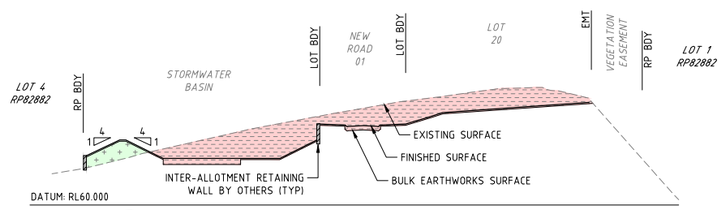
DATUM: RL64.000

SECTION A (SK02)
1:500 HORZ (A1)
1:250 VERT (A1)



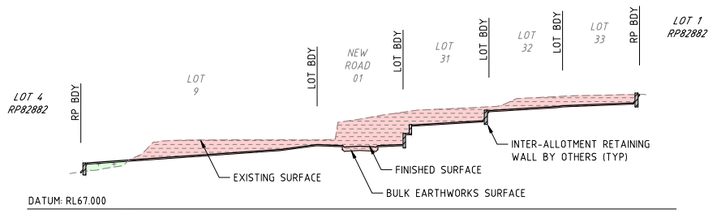
DATUM: RL58.000

SECTION B (SK02)
1:500 HORZ (A1)
1:250 VERT (A1)



DATUM: RL60.000

SECTION C (SK02)
1:500 HORZ (A1)
1:250 VERT (A1)



DATUM: RL67.000

SECTION E (SK02)
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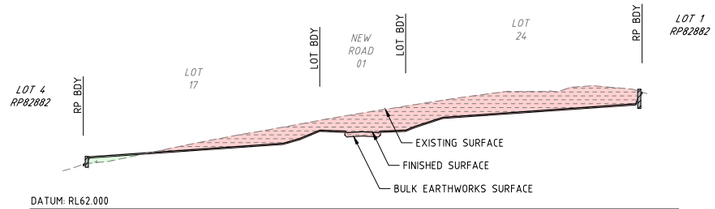
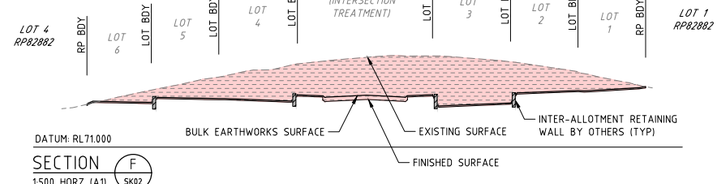


DATUM: RL62.000

SECTION D (SK02)
1:500 HORZ (A1)
1:250 VERT (A1)



DATUM: RL71.000

SECTION F (SK02)
1:500 HORZ (A1)
1:250 VERT (A1)

0 5 10 15m
SCALE 1:250 @ A1
VERTICAL SCALE

0 10 20 30m
SCALE 1:500 @ A1
HORIZONTAL SCALE

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ISSUE	DESCRIPTION	DATE	DRAWN	AUTH.
A	PRELIMINARY ISSUE	06.08.2026	KR	AR
B	APPROVAL ISSUE	07.08.2026	KR	AR

ISSUE STAMP
ISSUE FOR APPROVAL
NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

SURVEY INFORMATION
PM - RL -

SURVEYOR
FOCUS ON SURVEYING

FILE NAME
SOL-411.DET.01

RP DESCRIPTION
LOTS 1-2 ON RP185509

LAND SIZE
-

CITY COUNCIL APPROVAL NUMBER:
-

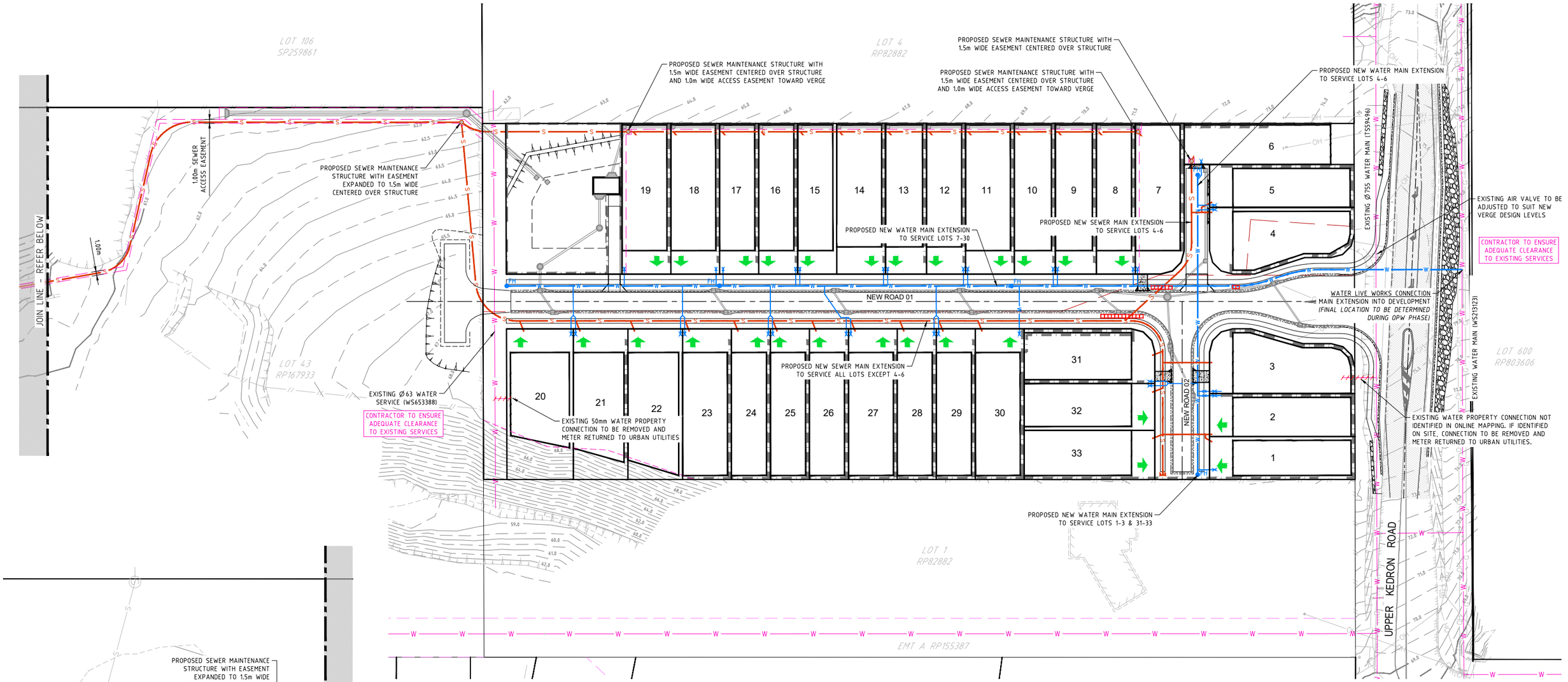
SCALE BAR

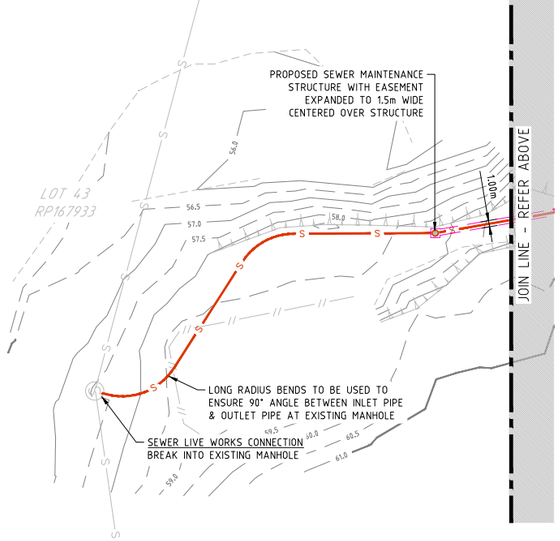
CLIENT:
BONAVENTURA DEVELOPMENTS PTY LTD

PROJECT TITLE:
PROPOSED MULTI-LOT SUBDIVISION
AT 171 - 173 UPPER KEDRON ROAD,
FERNY GROVE, QLD 4055

DRAWING TITLE:
CONCEPT EARTHWORKS SECTIONS

DESIGN: KR	DATE:	DESIGN CHECK: AR	DATE:
DRAWN: KR	DATE:	DWG CHECK: AR	DATE:
AUTHORISED FOR ISSUE -	RPEQ No. -	ORIG. SIZE A1	
PROJECT NUMBER / SHEET C26062 SK03		ISSUE B	





GENERAL LEGEND

- PROPOSED FINAL SURFACE CONTOUR
- EXISTING SURFACE CONTOUR
- PROPOSED RETAINING WALLS *(REFER SHEET SK02 FOR DETAILS)*
- PROPOSED KERB & CHANNEL
- PROPOSED STORMWATER STRUCTURES
- INDICATIVE FUTURE CROSSOVER LOCATION *(SUBJECT TO APPROVALS)*

EXISTING SERVICE LEGEND

- GAS MAIN / VALVE
- STORMWATER MAIN / PIT
- WATER MAIN / VALVE & HYDRANT
- SEWER MAIN / MANHOLE
- O/H ELECTRICITY / POWER POLE
- NBN / JUNCTION & PIT
- UNDERGROUND ELECTRICITY

PROPOSED SERVICES LEGEND

- PROPOSED SEWER RETICULATION
- PROPOSED SEWER MANHOLE
- PROPOSED WATER RETICULATION
- PROPOSED WATER SERVICE & METER
- PROPOSED FIRE HYDRANT

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ISSUE	DESCRIPTION	DATE	DRAWN	AUTH.
A	PRELIMINARY ISSUE	28.07.2026	KR	AR
B	PRELIMINARY ISSUE REVISED	06.08.2026	KR	AR
C	APPROVAL ISSUE	07.08.2026	KR	AR

ISSUE STAMP

ISSUE FOR APPROVAL
NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER: -

SCALE BAR
0 10 20 30m
SCALE 1:500 @ A1

CLIENT:
BONAVENTURA DEVELOPMENTS PTY LTD

PROJECT TITLE:
PROPOSED MULTI-LOT SUBDIVISION
AT 171 - 173 UPPER KEDRON ROAD,
FERNY GROVE, QLD 4055

DRAWING TITLE:
CONCEPT SERVICES PLAN

SURVEY INFORMATION
PM - RL -

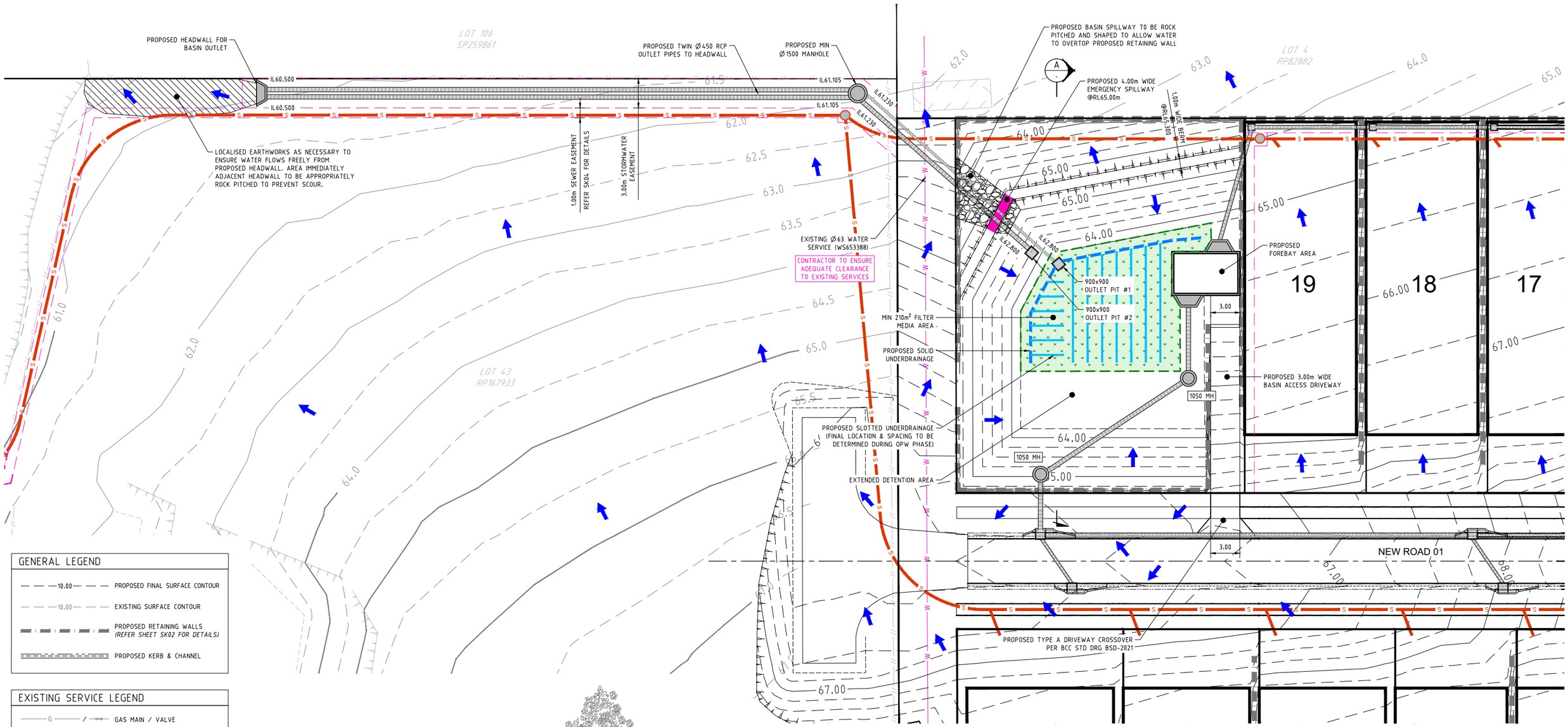
SURVEYOR
FOCUS ON SURVEYING

FILE NAME
SOL-411.DET.01

RP DESCRIPTION
LOTS 1-2 ON RP185509

LAND SIZE
-

DESIGN: KR	DATE:	DESIGN CHECK: AR	DATE:
DRAWN: KR	DATE:	DWG CHECK: AR	DATE:
AUTHORISED FOR ISSUE -	RPEQ No. -	ORIG. SIZE A1	
PROJECT NUMBER / SHEET C26062	SK04	ISSUE C	



GENERAL LEGEND

- 10.00 — PROPOSED FINAL SURFACE CONTOUR
- 10.00 — EXISTING SURFACE CONTOUR
- PROPOSED RETAINING WALLS *(REFER SHEET SK02 FOR DETAILS)*
- PROPOSED KERB & CHANNEL

EXISTING SERVICE LEGEND

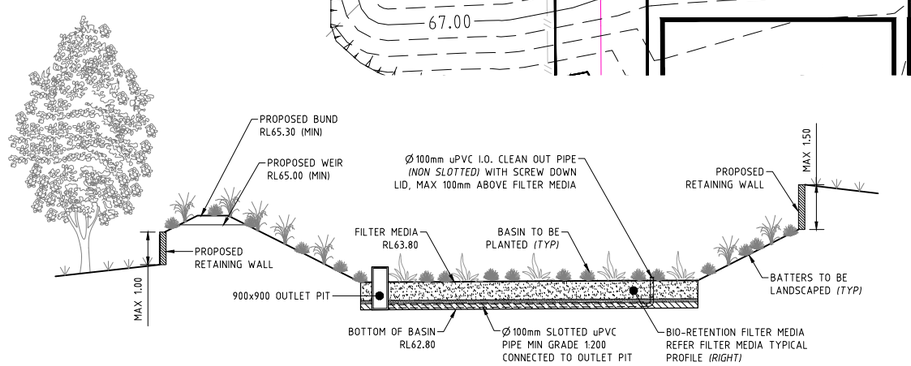
- G — GAS MAIN / VALVE
- SWD — STORMWATER MAIN / PIT
- W — WATER MAIN / VALVE & HYDRANT
- S — SEWER MAIN / MANHOLE
- OH — O/H ELECTRICITY / POWER POLE
- NBN — NBN / JUNCTION & PIT
- E — UNDERGROUND ELECTRICITY

PROPOSED STORMWATER LEGEND

- PROPOSED STORMWATER DRAINAGE
- PROPOSED STORMWATER STRUCTURES
- OVERLAND FLOW DIRECTION

DETENTION BASIN PARAMETERS

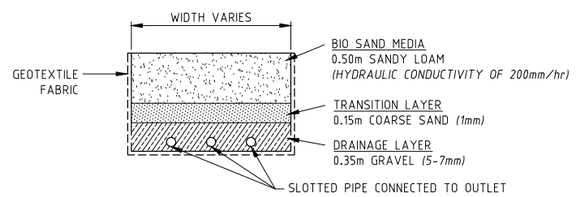
BASE AREA	480m² @RL64.10m
AREA AT SPILLWAY LEVEL	750m² @RL65.00m
AREA AT TOP OF BANK	840m² @RL65.30m
HEIGHT OF DETENTION AREA	0.90m *(TO SPILLWAY)*
VOLUME	800m³ TO TOP OF BANK *(APPROX. 550m³ TO TOP OF OPERATIONAL STORAGE AREA / SPILLWAY LEVEL)*
OUTLET 1	GRATED INLET INTO OUTLET PIT 1 @RL64.10m
OUTLET 2	GRATED INLET INTO OUTLET PIT 2 @RL64.50m
EMERGENCY SPILLWAY	4.00m WIDE SPILLWAY CONSTRUCTED @RL65.00m
PIT 1 PIPED OUTLET	Ø225mm POLYPROPELYENE PIPE
PIT 2 PIPED OUTLET	Ø450mm RCP



BIO-RETENTION BASIN SECTION A

NOT TO SCALE

(NOTE: BASIN DETAILS TO BE CONFIRMED DURING OPW PHASE)



FILTER MEDIA TYPICAL PROFILE

NOT TO SCALE

(NOTE: FILTER MEDIA DETAILS TO BE CONFIRMED DURING OPW PHASE)

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ISSUE	DESCRIPTION	DATE	DRAWN	AUTH.
A	PRELIMINARY ISSUE	06.08.2026	KR	AR
B	APPROVAL ISSUE	07.08.2026	KR	AR

ISSUE STAMP: **ISSUE FOR APPROVAL** — NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER: -

SURVEY INFORMATION: PM - RL -

SURVEYOR: FOCUS ON SURVEYING

FILE NAME: SOL-411.DET.01

RP DESCRIPTION: LOTS 1-2 ON RP185509

LAND SIZE: -

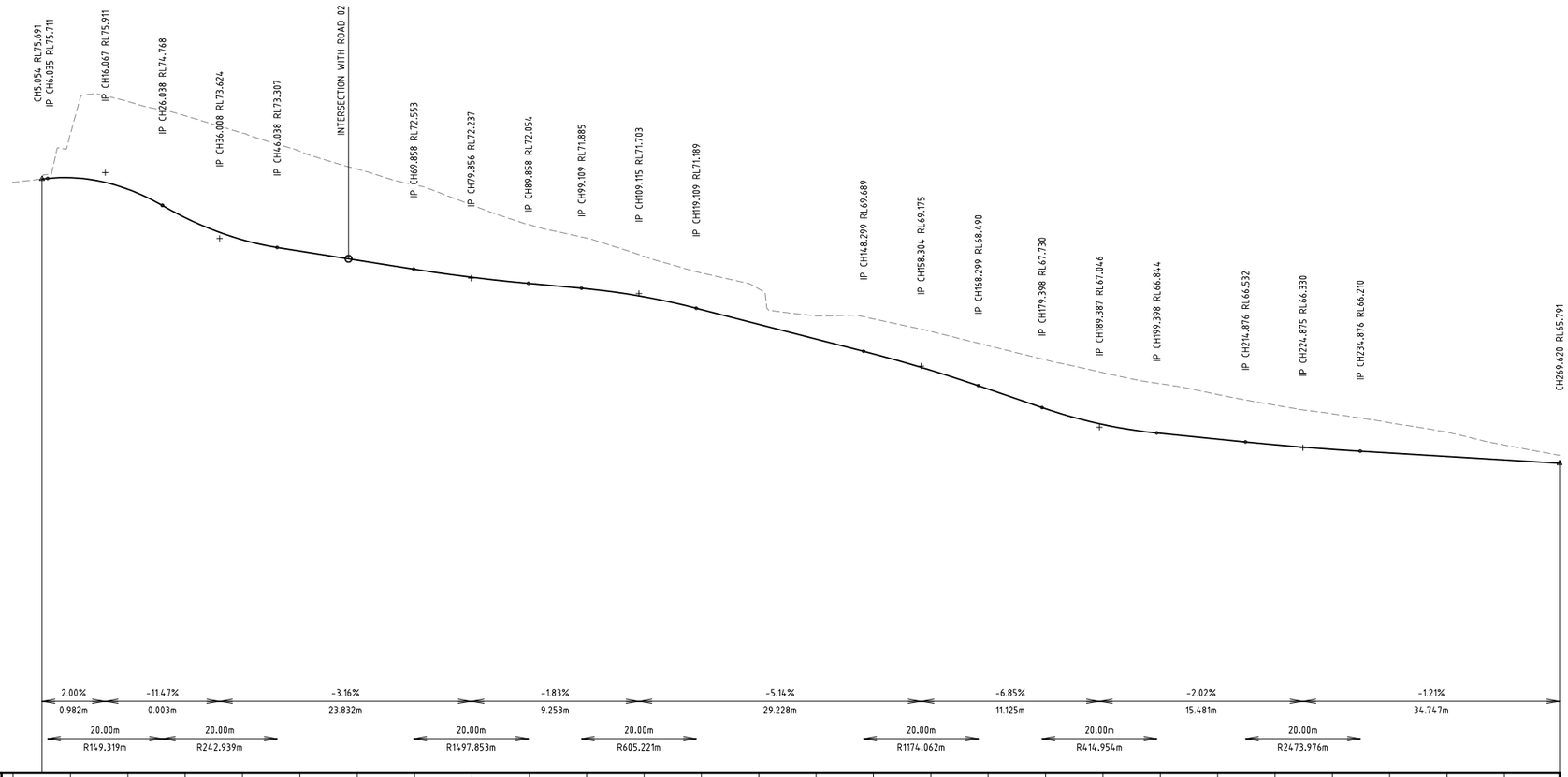
SCALE BAR: 0 4 8 12m — SCALE 1:200 @ A1

CLIENT: BONAVENTURA DEVELOPMENTS PTY LTD

PROJECT TITLE: PROPOSED MULTI-LOT SUBDIVISION AT 171 - 173 UPPER KEDRON ROAD, FERNY GROVE, QLD 4055

DRAWING TITLE: CONCEPT BASIN DETAILS

DESIGN: KR	DATE:	DESIGN CHECK: AR	DATE:
DRAWN: KR	DATE:	DWG CHECK: AR	DATE:
AUTHORISED FOR ISSUE: -		RPEQ No. -	ORIG. SIZE: A1
PROJECT NUMBER / SHEET: C26062	SK05		ISSUE: B



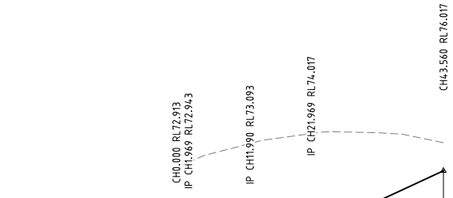
Horizontal Curve Data

Vertical Geometry Grade (%)	2.00%	-11.47%	-3.16%	-1.83%	-5.14%	-6.85%	-2.02%	-1.21%			
Vertical Grade Length (m)	0.982m	0.003m	23.832m	9.253m	29.228m	11.125m	15.481m	34.747m			
Vertical Curve Length (m)		20.00m	20.00m	20.00m	20.00m	20.00m	20.00m	20.00m			
Vertical Curve Radius (m)		R149.319m	R242.939m	R14797.853m	R605.221m	R1174.062m	R414.954m	R2473.976m			

DATUM: RL55.000

NAT. SURFACE ON ROAD CENTRELING (m)	75.570	77.263	78.391	77.892	77.290	76.655	76.035	75.488	74.784	74.098	73.633	72.997	72.418	71.867	70.923	70.819	70.383	69.886	69.390	68.947	68.559	68.186	67.814	67.514	67.202	66.866	66.425	66.065
CUT / FILL DEPTH (m) (+ve = cut) (-ve = fill)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DESIGN LEVELS ON ROAD CENTRELINE (m)	75.570	77.263	78.391	77.892	77.290	76.655	76.035	75.488	74.784	74.098	73.633	72.997	72.418	71.867	70.923	70.819	70.383	69.886	69.390	68.947	68.559	68.186	67.814	67.514	67.202	66.866	66.425	66.065
CHAINAGE (m)	-2.000	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	240.000	250.000	260.000	269.620

NEW ROAD 01 LONGITUDINAL SECTION



Horizontal Curve Data

Vertical Geometry Grade (%)	1.50%	9.26%
Vertical Grade Length (m)	1.970m	21.683m
Vertical Curve Length (m)	20.00m	
Vertical Curve Radius (m)	R259.018m	

DATUM: RL69.000

NAT. SURFACE ON ROAD CENTRELING (m)	76.116	76.801	77.176	77.272	77.081	76.931
CUT / FILL DEPTH (m) (+ve = cut) (-ve = fill)	0.000	0.000	0.000	0.000	0.000	0.000
DESIGN LEVELS ON ROAD CENTRELINE (m)	76.116	76.801	77.176	77.272	77.081	76.931
CHAINAGE (m)	-2.000	0.000	10.000	20.000	30.000	40.000	43.560

NEW ROAD 02 LONGITUDINAL SECTION

0 2 4 6m
SCALE 1:100 @ A1
VERTICAL SCALE

0 10 20 30m
SCALE 1:500 @ A1
HORIZONTAL SCALE

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ISSUE	DESCRIPTION	DATE	DRAWN	AUTH.
A	APPROVAL ISSUE	07.08.2026	KR	AR

ISSUE STAMP
ISSUE FOR APPROVAL
NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER:
-

SCALE BAR

SURVEY INFORMATION
PM - RL -

SURVEYOR
FOCUS ON SURVEYING

FILE NAME
SOL-411.DET.01

RP DESCRIPTION
LOTS 1-2 ON RP185509

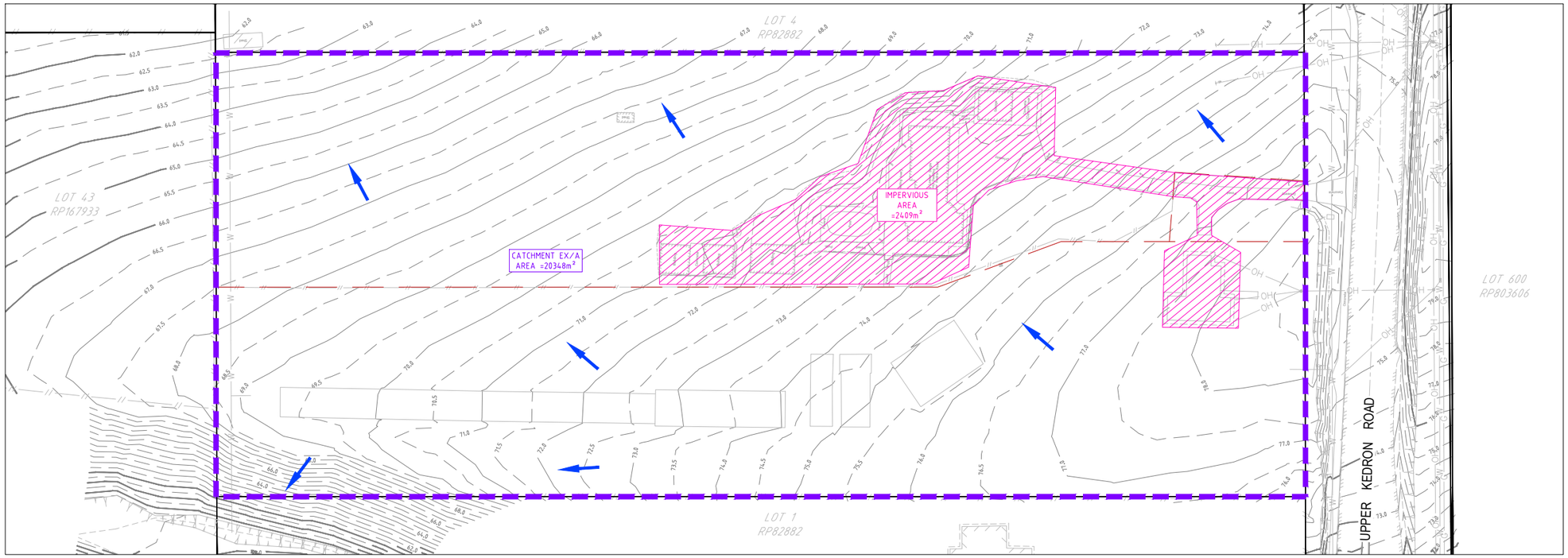
LAND SIZE
-

CLIENT:
BONAVENTURA DEVELOPMENTS PTY LTD

PROJECT TITLE:
PROPOSED MULTI-LOT SUBDIVISION
AT 171 - 173 UPPER KEDRON ROAD,
FERNY GROVE, QLD 4055

DRAWING TITLE:
CONCEPT ROAD 01 & ROAD 02 LONG SECTIONS

DESIGN: KR	DATE:	DESIGN CHECK: AR	DATE:
DRAWN: KR	DATE:	DWG CHECK: AR	DATE:
AUTHORISED FOR ISSUE -	RPEQ No. -	ORIG. SIZE A1	
PROJECT NUMBER / SHEET C26062	SK06	ISSUE A	



PRE-DEVELOPMENT CATCHMENT

SCALE 1:500 (A1)

POST-DEVELOPMENT CATCHMENT

SCALE 1:500 (A1)

CATCHMENT LEGEND

- PROPOSED FINAL SURFACE CONTOUR
- EXISTING SURFACE CONTOUR
- STORMWATER CATCHMENT AREA
- GROUND IMPERVIOUS CATCHMENT AREA
- LANDSCAPING CATCHMENT AREA
- ROOF CATCHMENT AREA
- STORMWATER FLOW ARROWS

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ISSUE	DESCRIPTION	DATE	DRAWN	AUTH.
A	APPROVAL ISSUE	07.08.2026	KR	AR

ISSUE STAMP

ISSUE FOR APPROVAL

NOT FOR CONSTRUCTION WITHOUT COUNCIL APPROVAL

NORTH

CITY COUNCIL APPROVAL NUMBER:
-

SURVEY INFORMATION
PM - RL -

SURVEYOR
FOCUS ON SURVEYING

FILE NAME
SOL-411.DET.01

RP DESCRIPTION
LOTS 1-2 ON RP185509

LAND SIZE
-

SCALE BAR
0 10 20 30m
SCALE 1:500 @ A1

CLIENT:
BONAVENTURA DEVELOPMENTS PTY LTD

PROJECT TITLE:
PROPOSED MULTI-LOT SUBDIVISION
AT 171 - 173 UPPER KEDRON ROAD,
FERNY GROVE, QLD 4055

DRAWING TITLE:
CONCEPT STORMWATER CATCHMENT PLAN

DESIGN:	DATE:	DESIGN CHECK:	DATE:
KR		AR	
DRAWN:	DATE:	DWG CHECK:	DATE:
KR		AR	

AUTHORISED FOR ISSUE
-
RPEQ No. -

ORIG. SIZE
A1

PROJECT NUMBER / SHEET
C26062 SK07

ISSUE
A

APPENDIX D
BCC PROPERTY LOT REPORT

RCS

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The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

173 UPPER KEDRON RD FERNY GROVE 4055

Parcel Details

Lot No and Plan: Lot 1 on RP185509
Full Property Holding:
Lot 1 on RP185509
Title Area *: 10,170 m^2
Ward: THE GAP
PDF Maps GRID Reference: Map 19
* refer NOTES below
Open Cityplan.Brisbane.qld.gov.au

Zones

Name	Description
EC Emerging community	The purpose of the Emerging community zone code is to: (a) Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future. (b) Manage the timely conversion of non-urban land to urban purposes. (c) Prevent or discourage development that is likely to compromise appropriate longer term land use. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Ferny Grove-Upper Kedron neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Please refer to the Ferny Grove-Upper Kedron neighbourhood plan code.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
Bicycle network overlay	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014. The Bicycle network overlay includes: • Primary cycle route sub-category • Secondary cycle route sub-category • Local cycle route sub-category • Riverwalk - Typology 1 (City reaches north and south) sub-category • Riverwalk - Typology 2 (Urban reaches) sub-category • Riverwalk - Floating walkway sub-category

Name	Description
Biodiversity areas overlay	The Biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others. Refer to Part 8 in the City Plan 2014.
High ecological significance sub-category	High ecological significance sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Bushfire overlay	The Bushfire overlay constrains areas of land identified as high and medium bushfire hazard management areas and deals with issues of State Interest. It applies, at a minimum, to development that: • increases the number of people living and working in the natural hazard management area; or • involves institutional uses, essential community infrastructure, or where evacuating people may be difficult; or • involves the manufacture or storage of hazardous materials in bulk. Note – The Building Act 1975 adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all premises identified in bushfire prone areas subsequent to development approval. Refer to Part 8 in the City Plan 2014.
High hazard area sub-category	Area mapped within the Bushfire overlay as high hazard area considering vegetation type, slope and aspect.
Medium hazard area sub-category	Area mapped within the Bushfire overlay as medium hazard area considering vegetation type, slope and aspect.
High hazard buffer area sub-category	Land mapped within the Bushfire overlay as buffer areas extending 100 metres from high hazard areas.
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.

Name	Description
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Streetscape hierarchy overlay	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes: • Subtropical boulevard - in centre verge width 6m sub-category • Subtropical boulevard - in centre verge width 5m sub-category • Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category • Subtropical boulevard - out of centre verge width 6m sub-category • Subtropical boulevard - out of centre verge width 5m sub-category • Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category • Centre street major sub-category • Centre street minor sub-category • Neighbourhood street major subcategory • Neighbourhood street minor sub-category • Industrial street sub-category • Pathway link sub-category • Corner land dedication sub-category • Locality street subcategory • Laneway sub-category • Wildlife movement solution sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Waterway corridors overlay	The Waterway corridors overlay deals with waterway corridors and surrounding riparian areas. Refer to Part 8 in the City Plan 2014.
Local waterway corridor sub-category	Local waterway corridor sub-category of the Waterway corridors overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 129 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name	Description
Stormwater network	The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets. The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items: • Bioretention swale • Land • Natural channel • Pipe (new) • Pipe (relief drainage) • Culvert • Stormwater quality improvement device • Rehabilitation • Backflow prevention device Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this* **Report**). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES
a) Areas shown in this Report are approximate only.
b) Contour information shown is from Council's 2002 Contour records.
c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
*d) A Temporary Local Planning Instrument (**TLPI**) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.*
*e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.*

Local Government Authorities

LGA boundary

Property boundaries holding

Property Holding

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

171 UPPER KEDRON RD FERNY GROVE 4055

Parcel Details

Lot No and Plan: Lot 2 on RP185509
Full Property Holding:
Lot 2 on RP185509
Title Area *: 10,170 m^2
Ward: THE GAP
PDF Maps GRID Reference: Map 19
* refer NOTES below
Open Cityplan.Brisbane.qld.gov.au

Zones

Name	Description
EC Emerging community	The purpose of the Emerging community zone code is to: (a) Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future. (b) Manage the timely conversion of non-urban land to urban purposes. (c) Prevent or discourage development that is likely to compromise appropriate longer term land use. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Ferny Grove-Upper Kedron neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Please refer to the Ferny Grove-Upper Kedron neighbourhood plan code.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
Bicycle network overlay	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014. The Bicycle network overlay includes: • Primary cycle route sub-category • Secondary cycle route sub-category • Local cycle route sub-category • Riverwalk - Typology 1 (City reaches north and south) sub-category • Riverwalk - Typology 2 (Urban reaches) sub-category • Riverwalk - Floating walkway sub-category

Name	Description
Biodiversity areas overlay	The Biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others. Refer to Part 8 in the City Plan 2014.
High ecological significance sub-category	High ecological significance sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Bushfire overlay	The Bushfire overlay constrains areas of land identified as high and medium bushfire hazard management areas and deals with issues of State Interest. It applies, at a minimum, to development that: • increases the number of people living and working in the natural hazard management area; or • involves institutional uses, essential community infrastructure, or where evacuating people may be difficult; or • involves the manufacture or storage of hazardous materials in bulk. Note – The Building Act 1975 adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all premises identified in bushfire prone areas subsequent to development approval. Refer to Part 8 in the City Plan 2014.
Medium hazard area sub-category	Area mapped within the Bushfire overlay as medium hazard area considering vegetation type, slope and aspect.
High hazard buffer area sub-category	Land mapped within the Bushfire overlay as buffer areas extending 100 metres from high hazard areas.
Medium hazard buffer area sub-category	Land mapped within the Bushfire overlay as buffer areas extending 50 metres from medium hazard areas.
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.

Name	Description
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
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Local Government Infrastructure Plan

Name	Description
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Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this* **Report**). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

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Local Government Authorities

LGA boundary

Property boundaries holding

Property Holding

APPENDIX E
EROSION HAZARD ASSESSMENT

RCS

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BRISBANE CITY COUNCIL ABN 72 002 765 795

Erosion Hazard Assessment

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

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

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

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

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

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

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

☐ ***A 'low' risk site***

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

☐ ***A 'medium' risk site***

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

☑ ***A 'high' risk site***

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

3 Site Information and Certification

Application number (if known)

Site address

171 - 173 UPPER KEDRON ROAD,
FERNY GROVE, QLD
Postcode 4055

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)*

Adrian Rodgers

Certifier's signature

Date

11 / 08 / 2026

Stock Code no. 262006

Assessment Table

Table 1: Low Risk Test

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

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

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

Table 2: Medium Risk Test

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

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

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

Table 3: High Risk Test

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

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

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

APPENDIX F
FLOODWISE PROPERTY REPORT

RCS

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FloodWise Property Report

171 UPPER KEDRON RD, FERNY GROVE 4055
Lot 2 on RP185509

Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

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

This property has no flood levels

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

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

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

Are you resilient and ready for flood?

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

Life threatening emergencies **000** Police/fire/ambulance (mobiles **000** and **112**)	State Emergency Service (SES) **132 500** Energex **13 19 62** Brisbane City Council **3403 8888**

Technical Summary

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

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

Flood Planning and Development Information

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

Flood overlay code

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

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

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

Coastal hazard overlay code

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

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

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

Property development flags
Waterway corridor - This property may also be located within a mapped waterway corridor as identified in the Waterway corridors overlay map of Council's planning scheme. Please consider this in conjunction with Council's planning scheme requirements.
Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site. For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

Useful Flood Information Definitions

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

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

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

Data quality

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

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

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

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

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

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

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

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

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

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

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

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

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

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

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

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

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

Disclaimer

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

Planning to build or renovate?

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

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

FloodWise Property Report

173 UPPER KEDRON RD, FERNY GROVE 4055
Lot 1 on RP185509

Dedicated to a better Brisbane

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

This property has no flood levels

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

Brisbane City Council | Includes material © State of Queensland (Department of Natural Resources and Mines, M… Powered by Esri

Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at **brisbane.qld.gov.au/beprepared**
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
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Flood Planning and Development Information

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

Flood overlay code

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

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

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

Coastal hazard overlay code

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

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

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

Property development flags
Waterway corridor - This property may also be located within a mapped waterway corridor as identified in the Waterway corridors overlay map of Council's planning scheme. Please consider this in conjunction with Council's planning scheme requirements.
Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site. For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

Useful Flood Information Definitions

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

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

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

Data quality

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

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

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

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

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

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

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

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

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

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

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

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

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

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

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

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

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

Disclaimer

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

Planning to build or renovate?

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

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

APPENDIX G
BEFORE YOU DIG MAPS

RCS

CONSULTANTS
YOU CAN TRUST

Contacts

Contacts APA Group	
Enquiry	**Contact Numbers**
General enquiries or feedback regarding this information or gas assets.	APA – Before You Dig Officer Phone: 1800 085 628 Email: BYDA_APA@apa.com.au
Gas Emergencies	Phone: 1800 GAS LEAK (1800 427 532)

Site Watch

Site Watch is where an APA field officer attends your work site to monitor and ensure controls are in place to protect critical gas assets from damage during work.

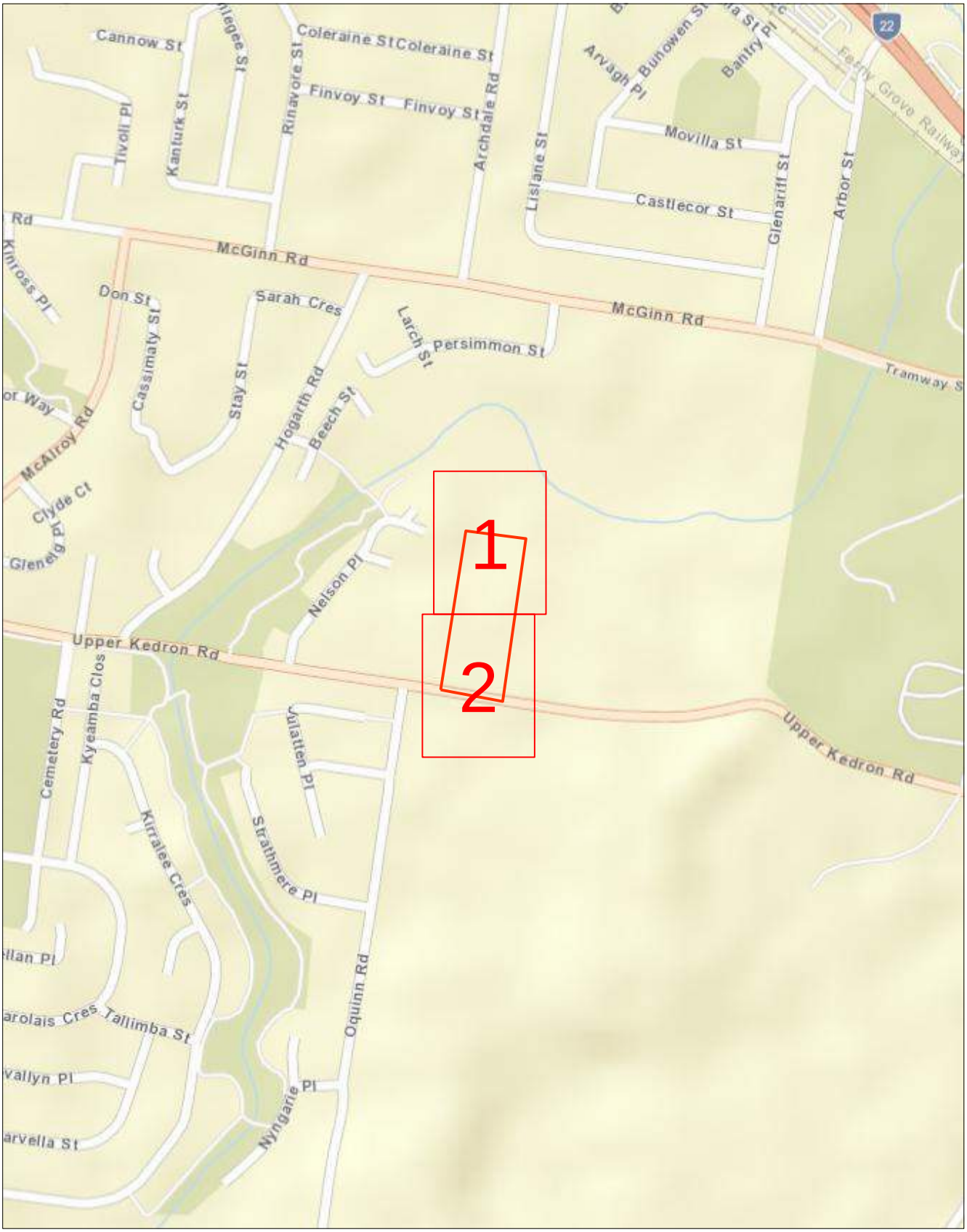
The following rates* apply for this service (1 hour minimum charge):

Item	Rate (excl. gst)
Site Watch – Business Hours	$143.42 per hour
Site Watch – After Hours	$175.06 per hour
Cancellation Fee *Fee applies where cancelations received after 12pm (midday), 1 business day prior to the booking.*	$286.84

Contact APA – Before You Dig officer for state specific hours of business.

**The specified rates do not apply to Origin Energy LPG assets. All charges and invoicing related to these assets will be administered directly by Origin Energy. For further information contact Origin Energy.*

Site Address:	173 Upper Kedron Road Ferny Grove QLD 4055	**Sequence Number:**	277581959



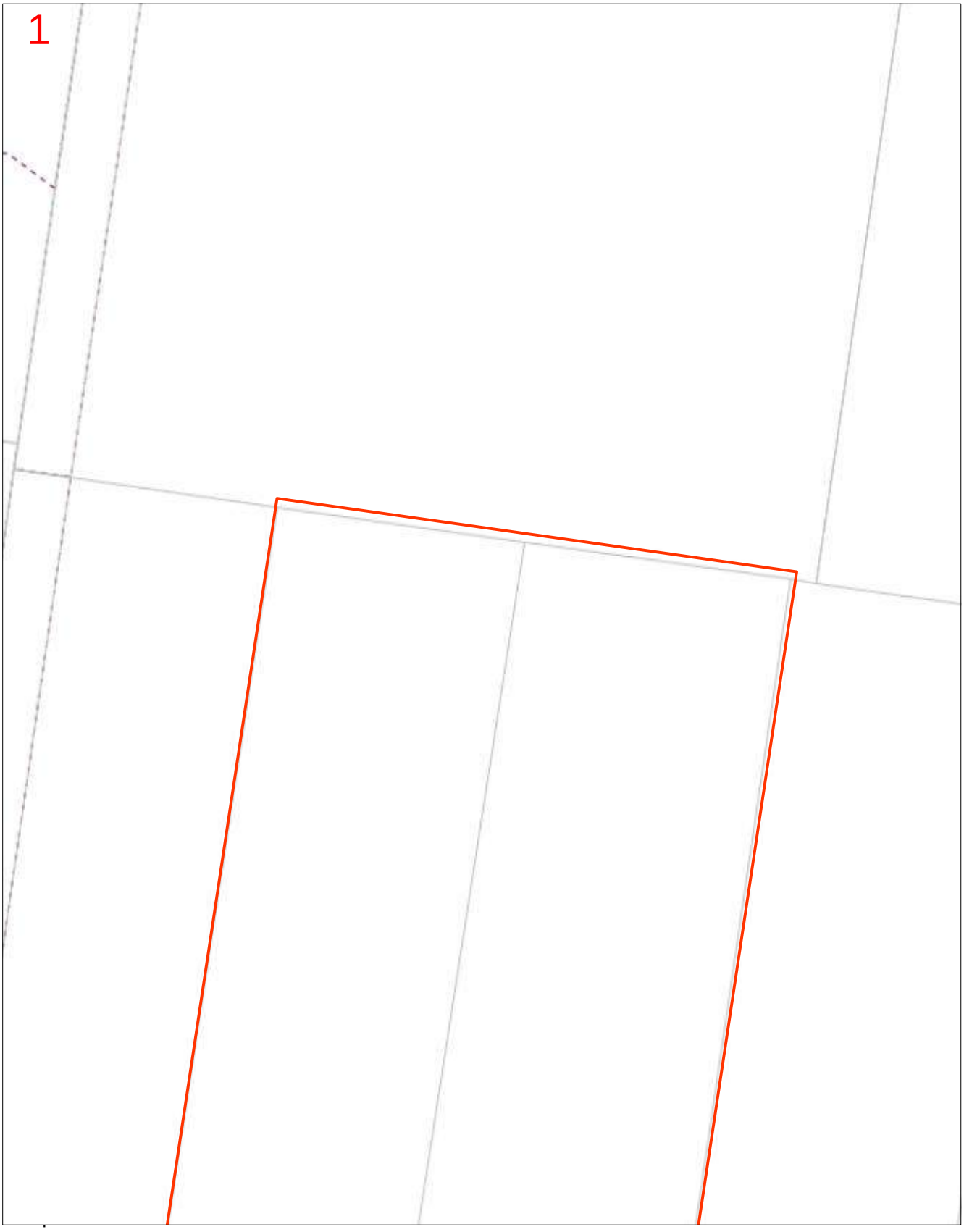
Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

Site Address:	173 Upper Kedron Road Ferny Grove QLD 4055	**Sequence Number:**	277581959



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

Site Address:	173 Upper Kedron Road Ferny Grove QLD 4055	**Sequence Number:**	277581959

Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

Enquiry Area

Map Key Area

Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	*not applicable*			*not applicable*
Hydrogen blended (aqua dash)	*not applicable*			*not applicable*

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				*not applicable*

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

- Abandoned pipe
- Idle or inactive pipe

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

- Valve
- Buried valve
- Regulator station
- Gas connected property
- CP test station
- CP anode
- CP bond wire
- CP rectifier terminal
- Syphon
- Marker
- Part service^

^A live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

40P6 in 80C2 — High pressure, 40 mm polyethylene in an 80 mm cast iron casing

63S8 — Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour

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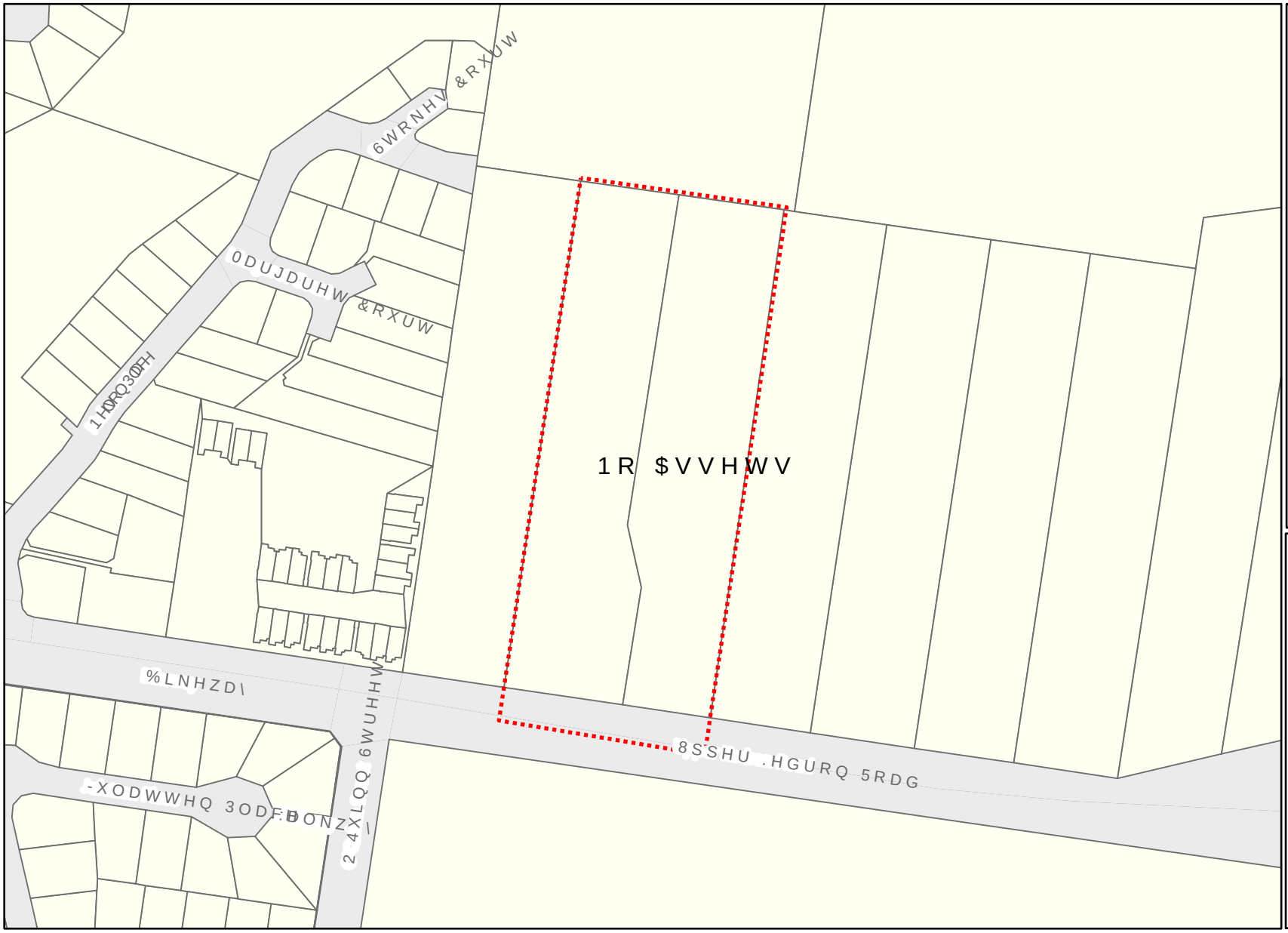

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FXUUHQF\ RU VXLWDELOLW\ DQG
LQFOXGLQJ ZLWKRXW OLPLWDWLRQ
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OVERVIEW

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

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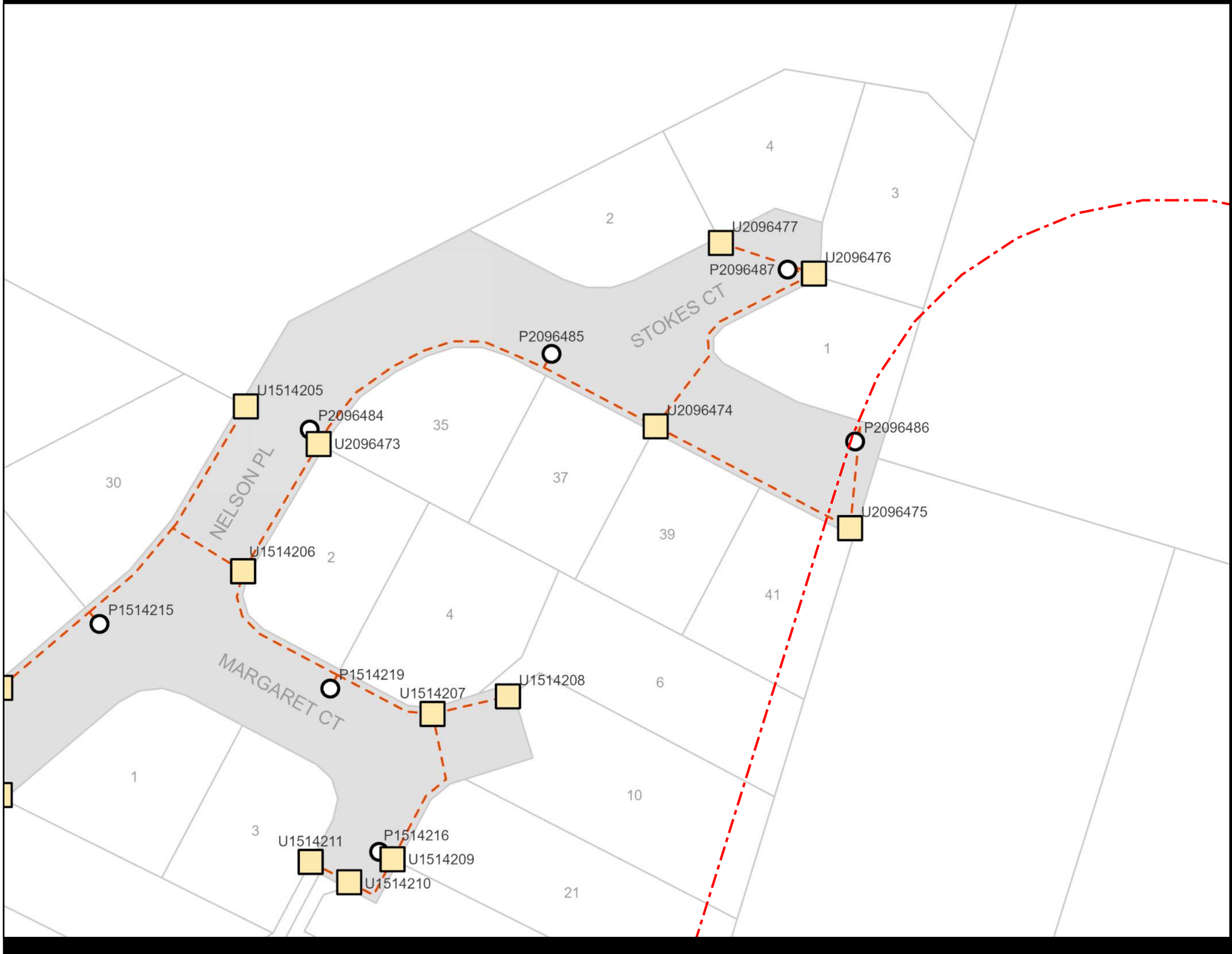

Substation
Cable Marker
Pit
Pole
Pillar
LV Cable (up to 1kV)
HV Cable (1kV – <33kV)
HV Cable (33kV and over)
Pit Boundary
Planned Work Area

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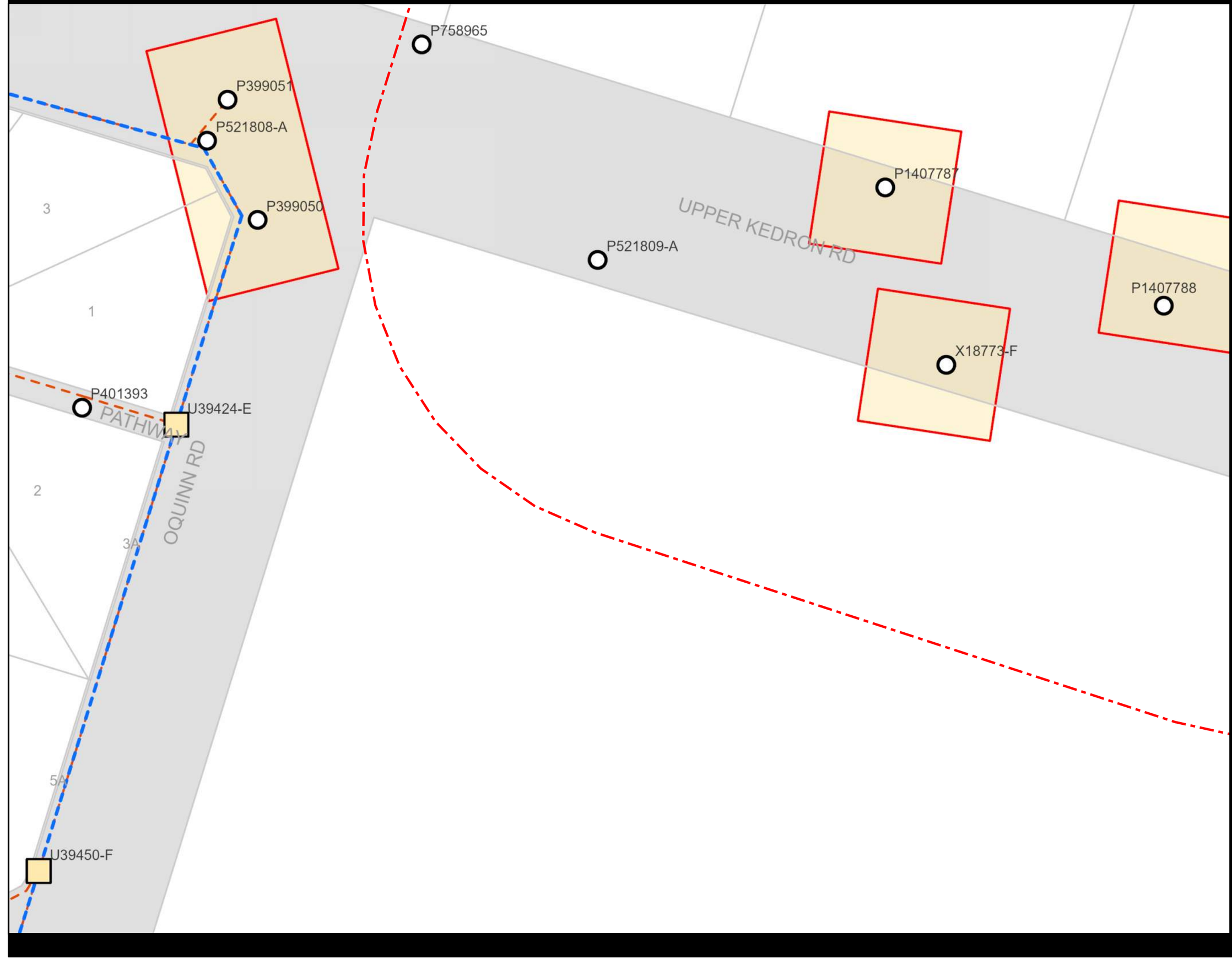

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P1407661

P521810-A

UPPER KEDRON RD

W40742A-B

P1407662

SP521811-A

P763630

P1050745

P764556

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

$6 &DWHJRU\ 3

LEGEND

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


NELSON PL
STOKES CT
MARGARET CT
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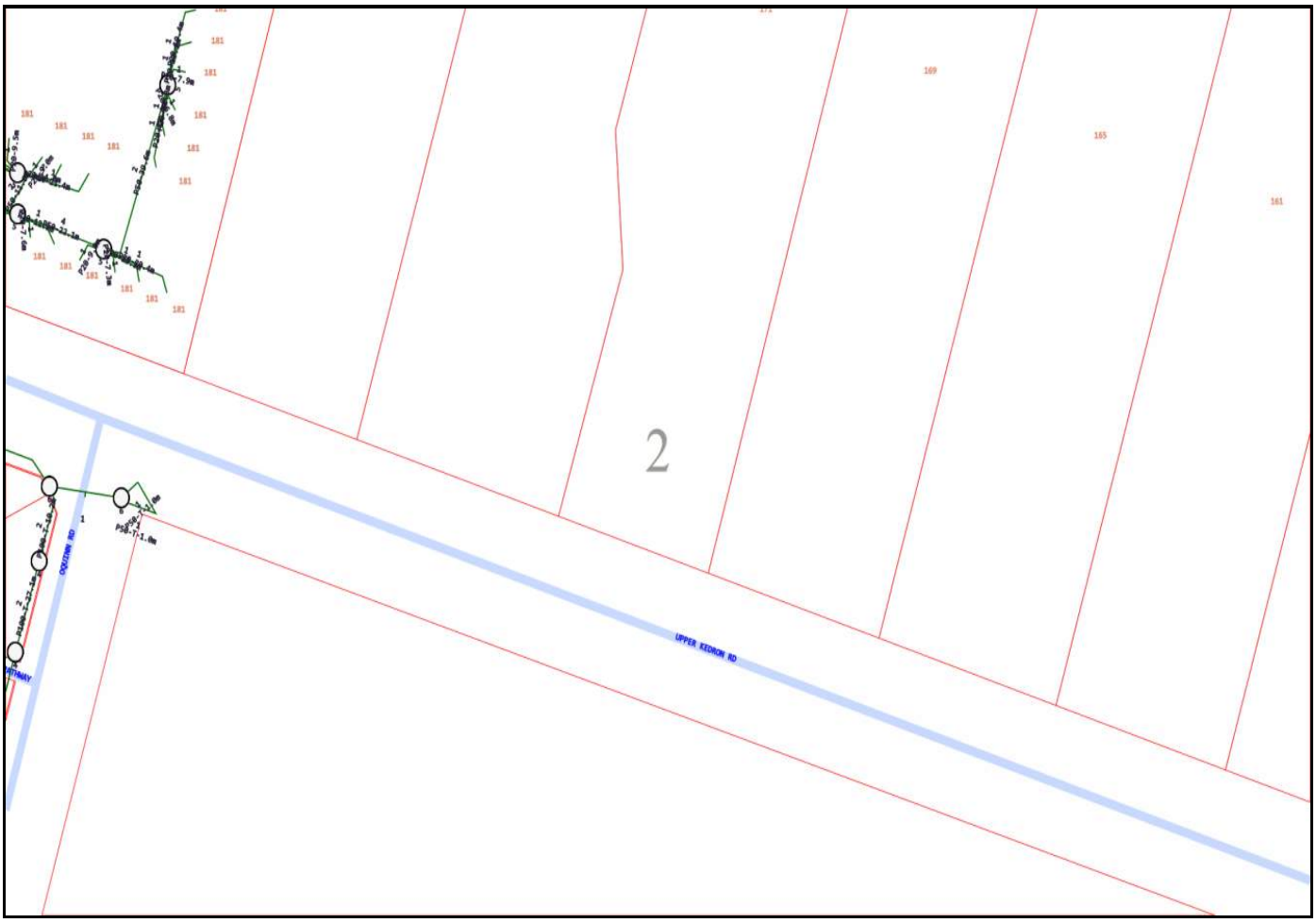


Emergency Contacts

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

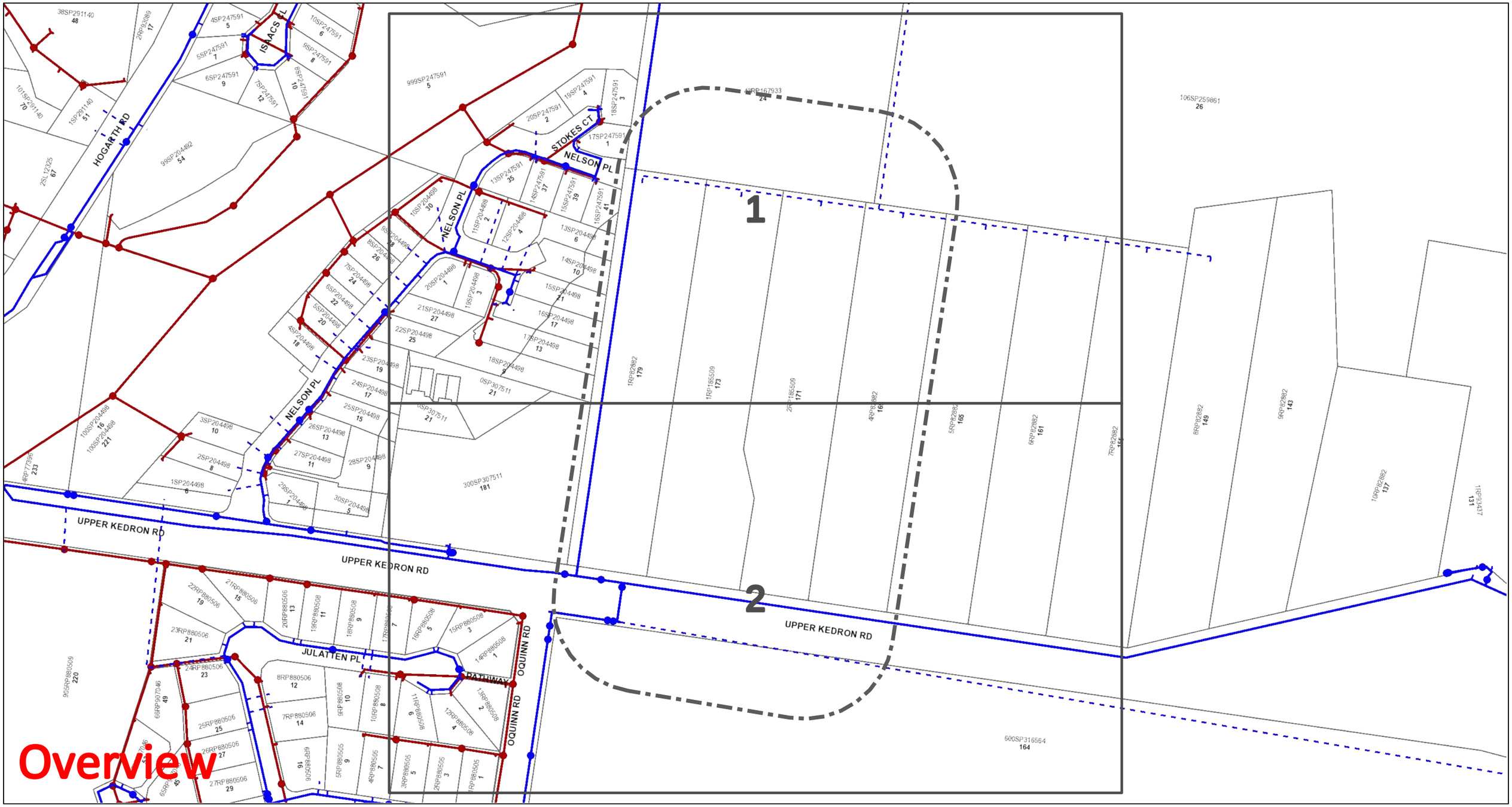
Tile No: 1

Sequence Number: 277581955

Date Generated: 11 Aug 2026

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

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:2050

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

BYDA Reference No: 277581957

Date BYDA Ref Received: 11/08/2026

Date BYDA Job to Commence: 18/08/2026

Date BYDA Map Produced: 11/08/2026

This Map is valid for 30 days

Produced By: Urban Utilities

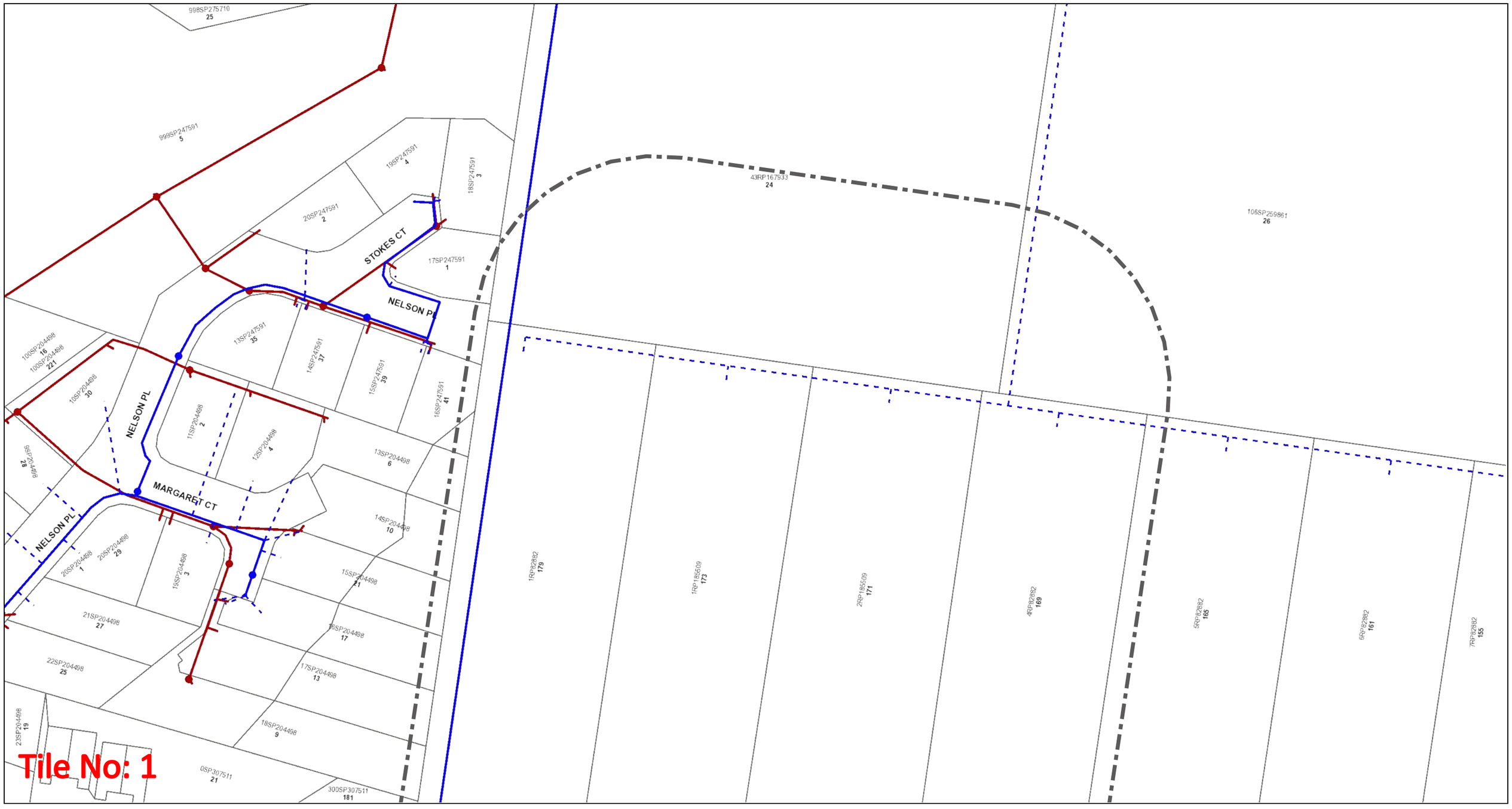
Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
	Water Service (Indicative only)	

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

www.urbanutilities.com.au

ABN 86 673 835 011

Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 277581957

Date BYDA Ref Received: 11/08/2026

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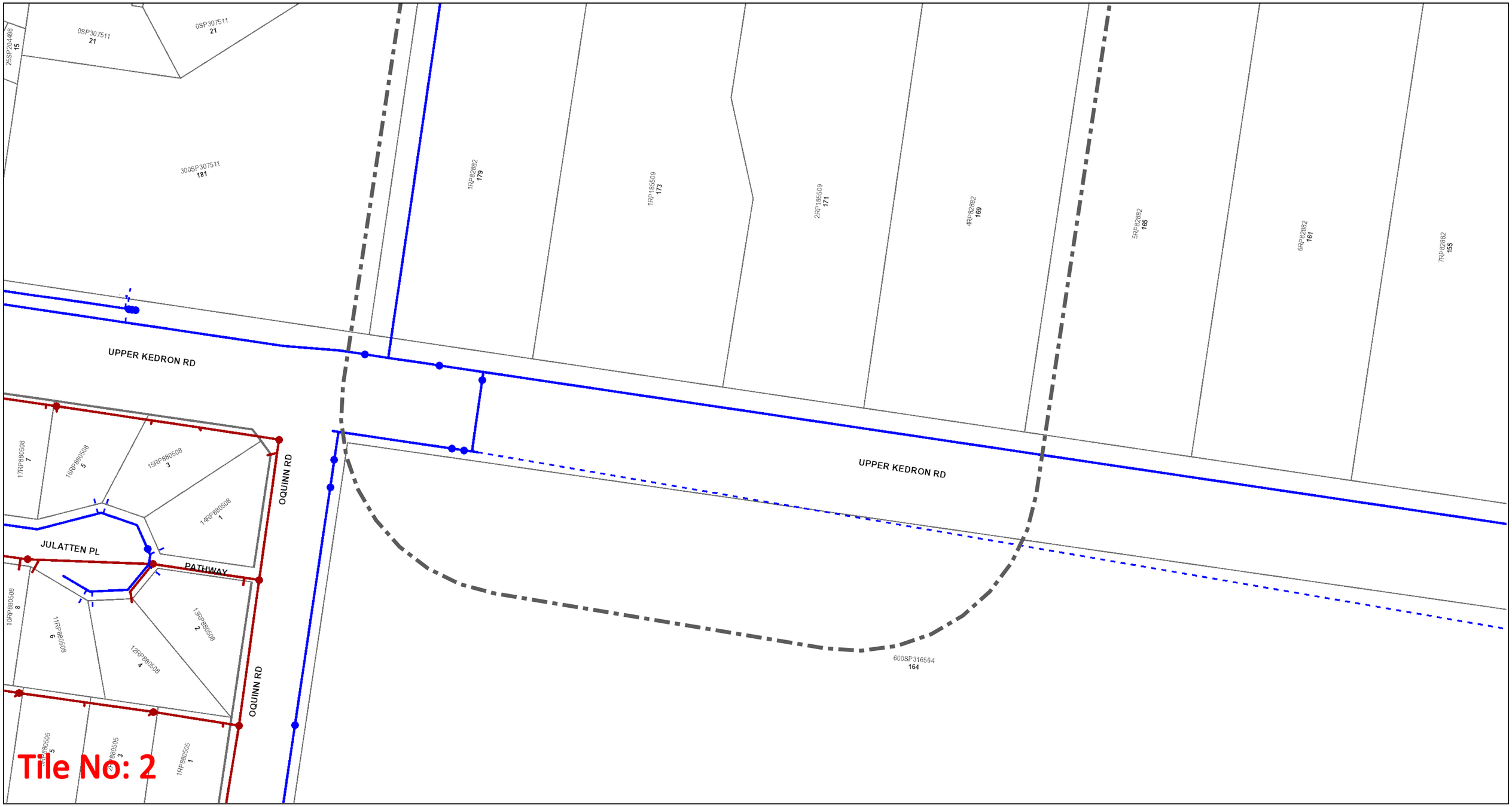

UrbanUtilities

N

Map Scale
1:1000

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

BYDA Reference No: 277581957

Date BYDA Ref Received: 11/08/2026

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Sewer	Water	Recycled Water
Infrastructure	Infrastructure	Infrastructure
Major Infrastructure	Major Infrastructure	Major Infrastructure
Network Pipelines	Network Pipelines	Network Pipelines
Network Structures	Network Structures	Network Structures
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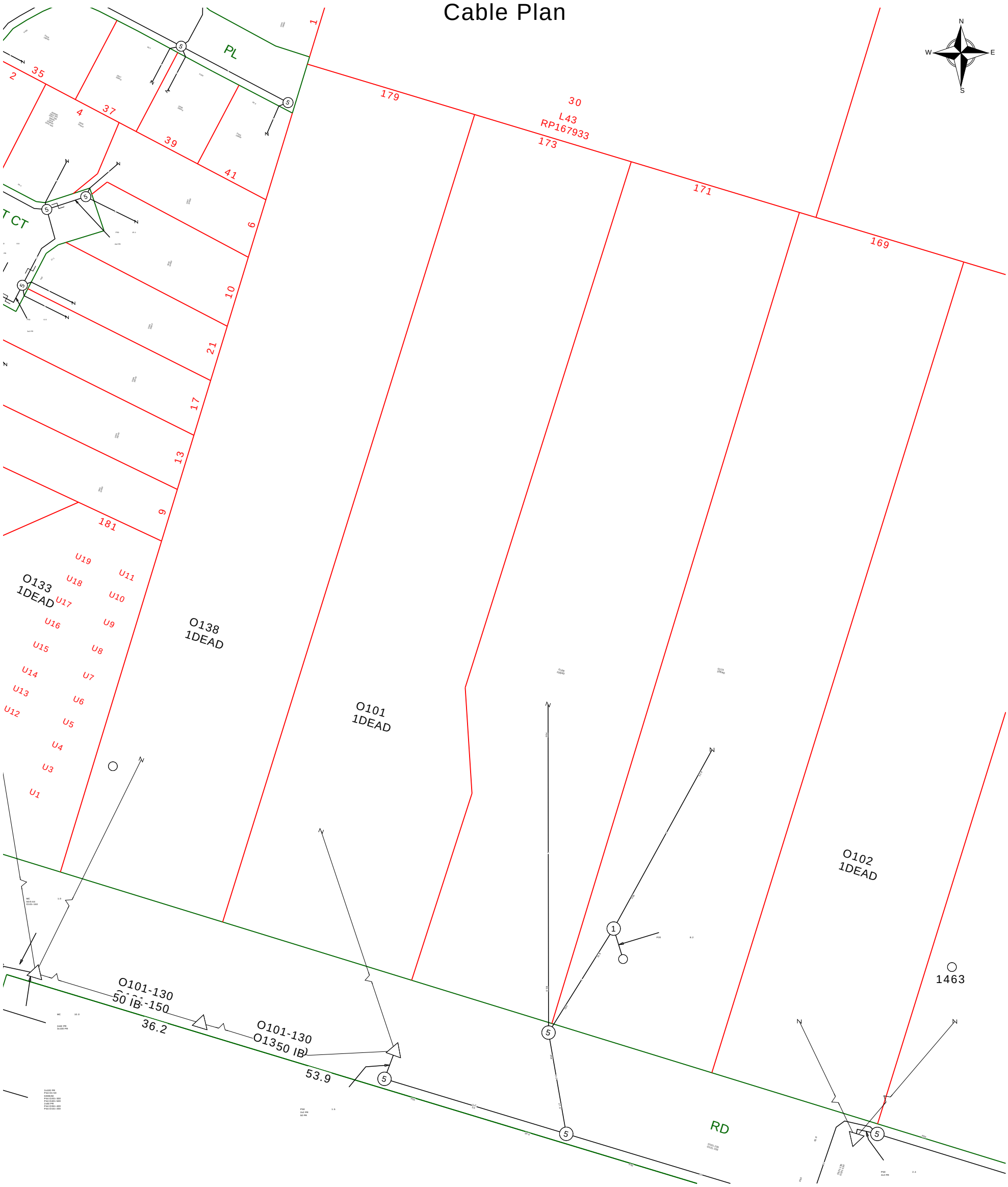
www.urbanutilities.com.au ABN 86 673 835 011

Cable Plan



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

Sequence Number: 277581958

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 11/08/2026 13:49:46

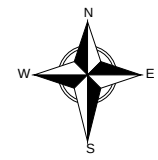
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

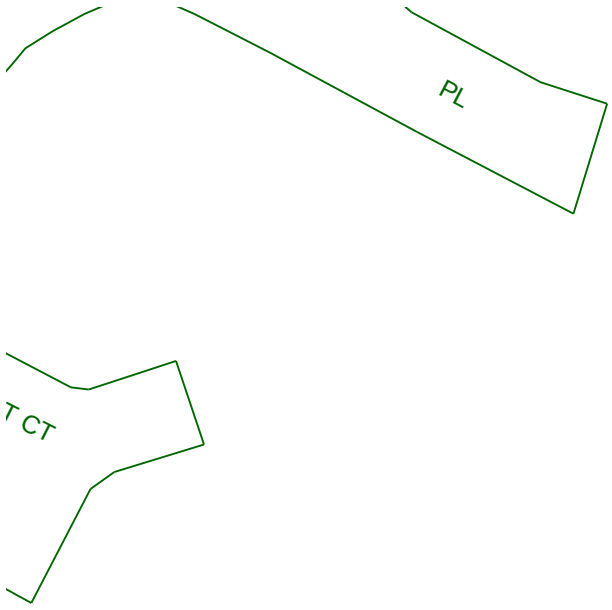
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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

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

Mains Cable Plan





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

Sequence Number: 277581958

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 11/08/2026 13:49:47

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

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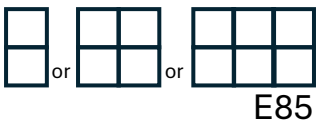
See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND

Leadin terminates at a Customer Address	Cable Jointing Pit Number / Letter indicating Pit type/size
Exchange Major Cable Present	Elevated Joint (above ground joint on buried cable)
Pillar / Cabinet Above ground Free Standing	Telstra Plant in shared Utility trench
Above ground Complex Equipment Please note: Powered by 240v electricity	Aerial cable / or cable on wall
OC — Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned	Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST — Distribution cables in Main Cable Ducts	Marker Post Installed
MC — Main Cable ducts on a Distribution Plan	Buried Transponder
Blocked or Damaged Duct	Marker Post & Transponder
Footway Access Chamber (can vary between 1-lid to 12-lid	Optical Fibre Cable Direct Buried
NBN Pillar	Direct Buried Cable
Third Party Owned Network Non-Telstra	nbn owned network

Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



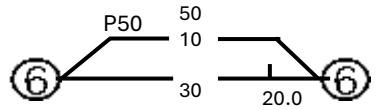
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

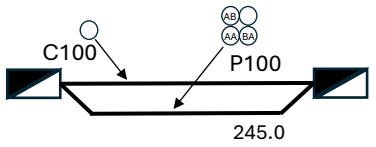
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

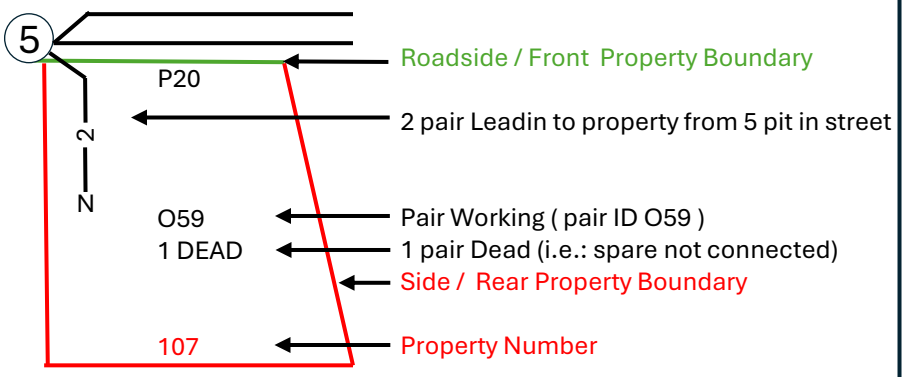
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

https://www.byda.com.au/before-you-dig/best-practice-guides/

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.