Structural Civil Flood

Engineering Services Report

Platting 88 Pty Ltd

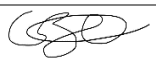
160 Miles Platting Road

Eight Mile Plains

Job Reference Number – 10603

Date: 1 April 2026

Document Status

Rev No	Author	Reviewer	Approved for Issue			
			Name	Signature	Date	RPEQ #
001	K. Charan	T. Reynolds	T. Reynolds		21.12.23	23846
002	S.Unnikrishnan	M.Elnahas	E.Clements		02.08.24	8614
003	N. Silva	E.Clements	E.Clements		01.04.26	8614

Distribution

Rev No	Date	Issue	Issued To	Format
001	21/12/23	For Approval	Platting 88 Pty Ltd	PDF / E
002	02/08/24	For Approval	Platting 88 Pty Ltd	PDF / E
003	01/04/26	RFI Response	Platting 88 Pty Ltd	PDF / E

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1 Introduction

1.1. Purpose and Scope

Inertia Engineering has been commissioned by Platting 88 Pty Ltd to prepare an Engineering Services Report for the proposed development at 160 Miles Platting Road, Eight Mile Plains (the subject site). This report will support the development application submitted for the proposed development. The development layout is shown in Appendix A.

Revision 003 has been prepared with updated referencing to the revised stormwater management plan (ref: 10603-C-SBSMP-R003) in response to Council's Further Advice Notice.

This report demonstrates conceptually how the development can be serviced by water, sewer, and other infrastructure such as gas, electricity, and telecommunications.

The required detailed design for the service infrastructure will be subject to the conditions (if any) attached to the Development Approval to be provided by Council and any nominated referral agencies.

This report has been prepared in accordance with the State Planning Policy (SPP, 2017), Queensland Urban Drainage Manual Fourth Edition 2017 (IPWEAQ, 2017) and Brisbane City Council's City Plan (2014).

Throughout this report the developable area is referred to as the 'site' which is Lot 31 on SP327882.

1.2. Report Limitations

This report has been prepared by Inertia Engineering Pty Ltd for Platting 88 Pty Ltd and may only be used and relied on by Platting 88 Pty Ltd for the purpose agreed between Inertia Engineering and Platting 88 Pty Ltd as detailed within this report.

Inertia Engineering otherwise disclaims responsibility to any person other than Platting 88 Pty Ltd arising in connection with this report. Inertia Engineering also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by Inertia Engineering in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. Inertia Engineering has no responsibility or obligation to update this report to account for events or changes occurring after the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by Inertia Engineering described in this report. Inertia Engineering disclaims liability arising from any of the assumptions being incorrect.

Inertia Engineering has prepared this report based on information provided by Platting 88 Pty Ltd and others who provided information to Inertia Engineering (including Government authorities), which Inertia Engineering has not independently verified or checked beyond the agreed scope of work. Inertia Engineering does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2 Site Characteristics

The land contained within the site is described as follows:

Title Details:	Lot 31 on SP327882
Street Address:	160 Miles Platting Road, Eight Mile Plains
Site Area:	19,550 m^2
Development Footprint	12,053 m^2

Refer to Appendix B for Survey Plan.

2.1. Location

The subject site is located in Eight Mile Plains, approximately 13km south-east from the CBD. The site occupies a total of 19,550m^2 and is currently a vacant lot mostly vegetated by grass and trees. An internal road, Lilywood Street, is located at the south-eastern end of the site. The site is bound by residential properties to the north and east, Miles Platting Road to the south and Pacific Highway to the west.

Figure 2-1 – Location Plan (BCC Planning Scheme Interactive Mapping)

2.2. Topography

The existing site generally falls from the centre of the site at approximately 52m AHD to the south-east and north-west at approximately 45m AHD and 40m AHD respectively. The average grades towards the south-east and north-west are 3% and 5% respectively.

Refer to Appendix B for the site survey.

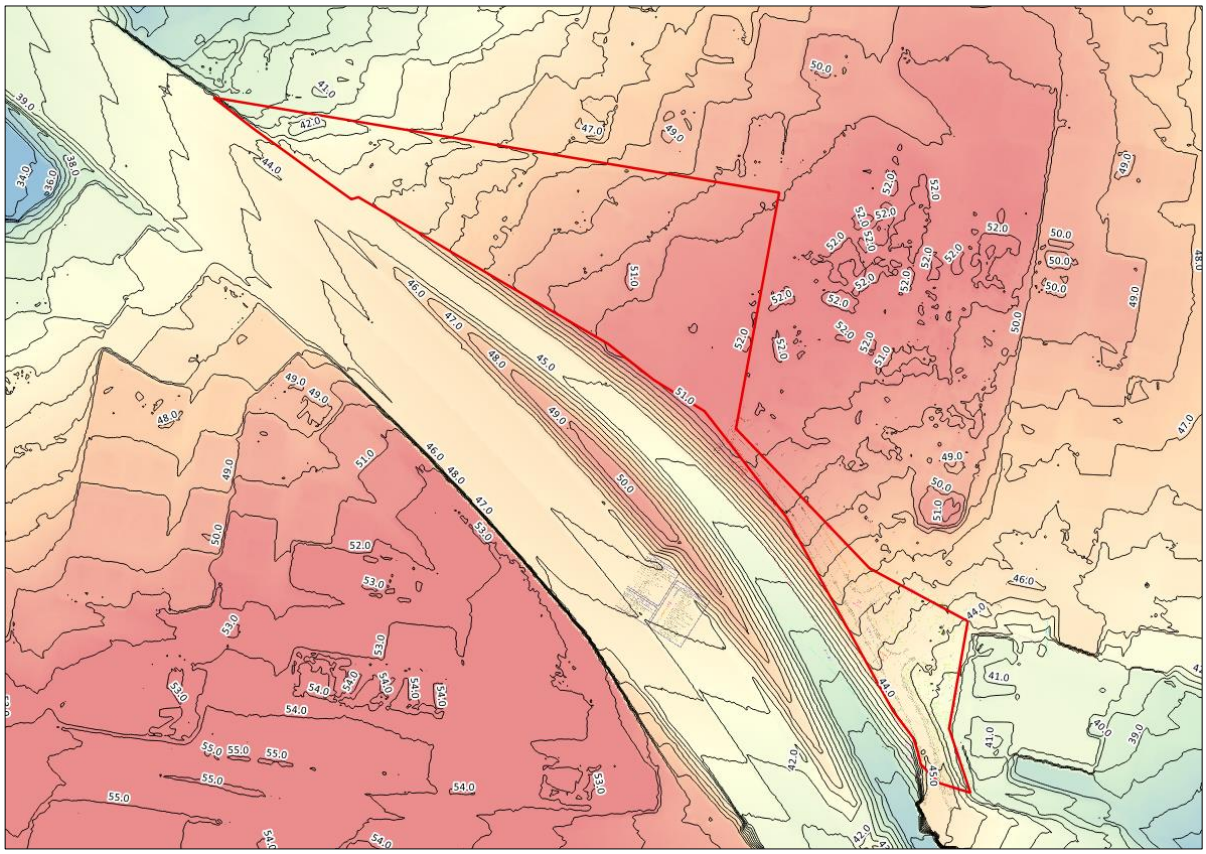

Figure 2-1 - Site Topography (LiDAR Data)

3 Development Layout

The proposed development involves the subdivision of land to create 19 lots split over two separate areas. The north-western precinct comprises of fourteen new lots (1-14) and the south-eastern precinct comprises of five new lots (15-19). This development is proposed to be conducted in two stages:

- Stage 1: North-Western precinct
- Stage 2: South-Eastern precinct

Access to the new lots will be an extension of Slobodian Avenue through the newly proposed development to the north.

Refer to Appendix A for the proposed development layout.

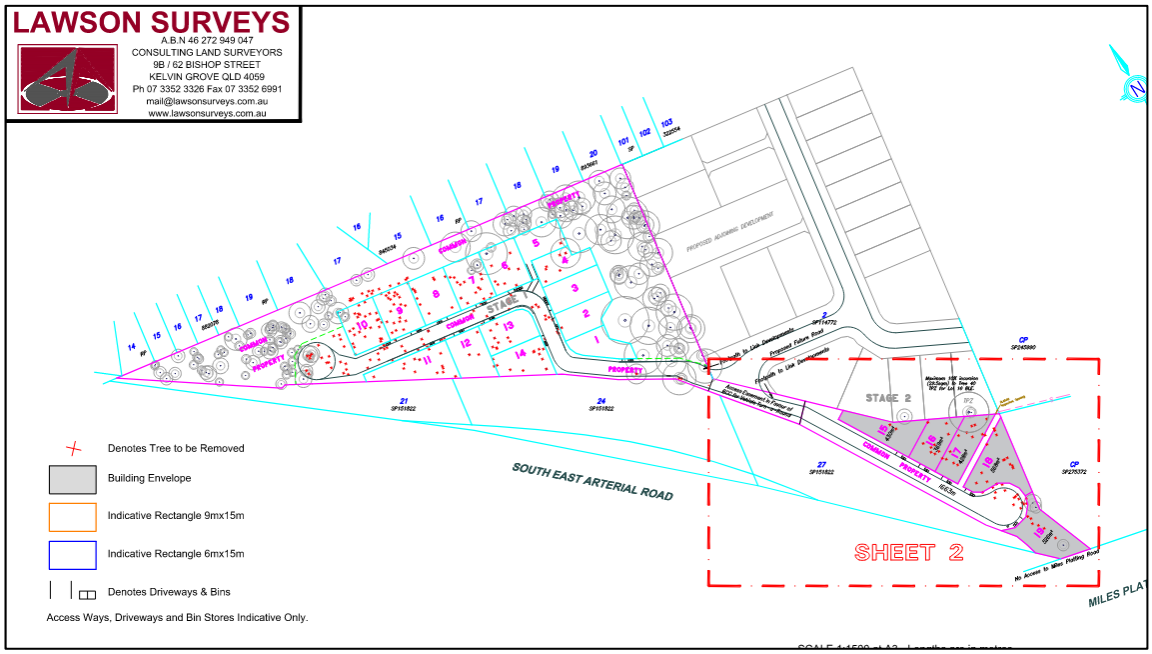

Figure 3-1 - Development Layout

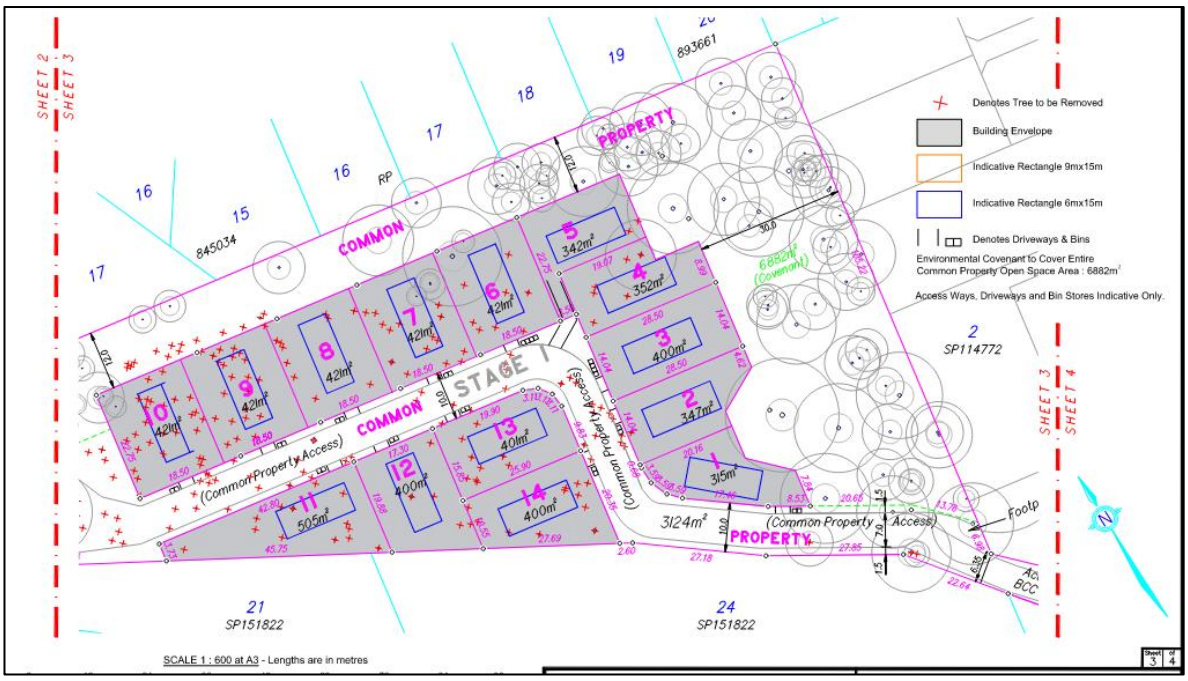

Figure 3-2 - Development Layout (Stage 1)

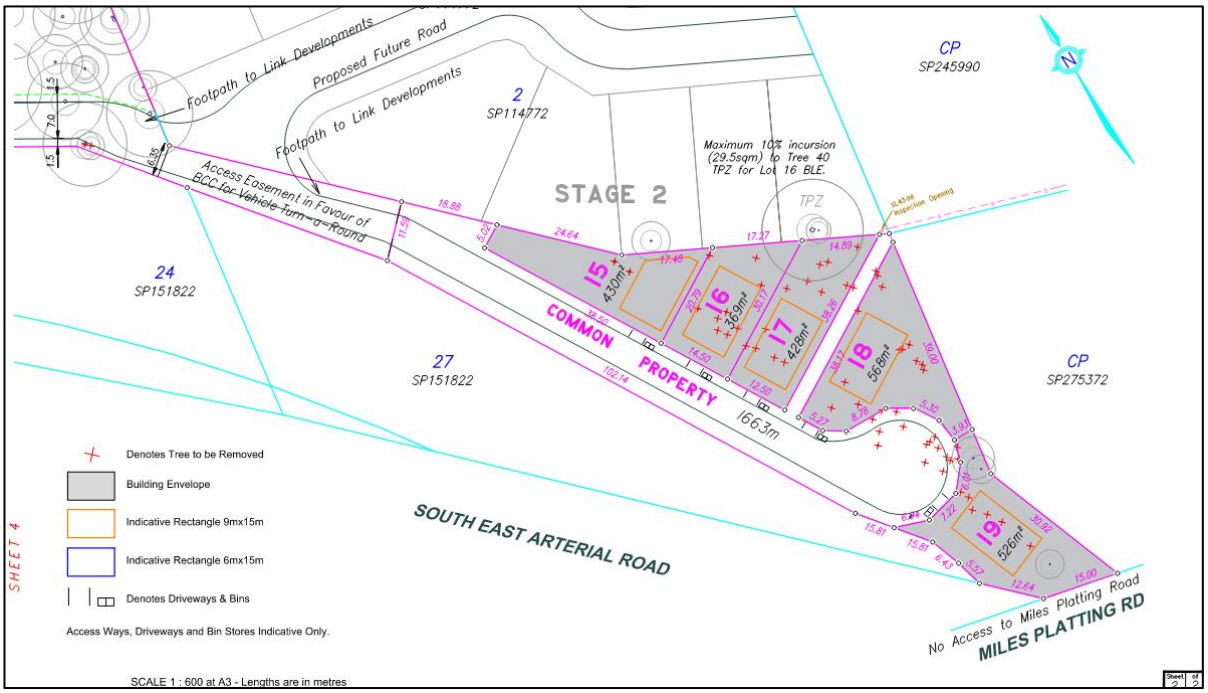

Figure 3-3 - Development Layout (Stage 2)

4 Filling and Excavation

4.1. Earthworks

Earthworks has been designed to line with the arborist's recommendation vegetation that is to be retained. Please refer to the Vegetation Retention Plan attached as part of this application.

Please refer to Appendix C for the bulk earthworks plans.

It is proposed that after adequate pre-construction sediment and erosion control measures have been implemented, the required demolition will occur with the safe removal of any material off site.

Earthworks for the proposed development will occur with batters preferred (where possible) in place of retaining walls.

As a Material Change of Use application is required, any filling and excavation including retaining works is to comply with BCC's Filling and Excavation code.

In all situations where earthworks are proposed and any ground is disturbed by construction works, sediment and erosion control measures will be implemented in accordance with the following documents:

- Relevant BCC sediment and erosion control guidelines;
- International Erosion Control Association (IECA) Sediment and Erosion Control Guidelines; and
- Australian Standards AS 3798-2007.

Given that the site is above 20m AHD, the proposed development is not considered to be prospective land for the existence of acid sulphate soils (ASS).

Responses to BCC's Filling and Excavation Code are shown in Appendix E.

4.2. Erosion and Sediment Control Measures

4.2.1. Pre-Development

Prior to construction, the following sediment and erosion control measures will be implemented to minimise disturbance and ensure water quality is maintained;

- Set out transport routes to ensure minimal vegetation disturbance;
- Construct entry/exit areas that comprise a designed gravel pad or hardwood logs in accordance with the IECA (2001);
- Install sediment fences around the proposed bulk earthworks site (along toe of batter alignment); and
- Install dust control fences adjacent to the proposed bulk earthworks site.

4.2.2. Bulk Earthworks

- Earthworks areas are to be protected against wind and water erosion;
- Silt fences are to be erected around the base of the earthworks and material stockpiles;
- Stockpiles and construction material are not permitted to be stored within the road reserve; and,
- Diversion drains to be provided at upstream catchments to reduce flows onto earthworks areas.

4.2.3. Construction

The following measures will be undertaken to mitigate water quality impacts during the construction phase:

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

4.2.4. Post-Development-Maintenance Period

Silt fences are to remain in place during the maintenance period until the landscaping has established and accepted “On-Maintenance”.

4.2.5. Performance Objectives and Indicators

The BCC Guideline on Identifying and Applying Water Quality Objectives in Brisbane City (2000) states that stormwater runoff during the construction phase must be in accordance within the concentration ranges shown in Table 4-1 below.

Table 4-1 – Construction Phase Pollutant Objectives

Pollutant	Criteria
Total Suspended Solids	90th %tile < 100mg/L for wet weather periods 15mg/L for combined wet and dry periods
pH	6.5 – 8.5
Total Nitrogen (mg/L)	0.65
Total Phosphorous (mg/L)	0.07
Dissolved Oxygen	80 to 105 percent saturation
Oils and Grease	No visible films or odours
Litter	No anthropogenic material greater than 5mm

4.3. Monitoring and Maintenance

The following monitoring and maintenance procedures are to be undertaken by the site supervisor during all phases of the development:

- Restrict all work activities to designated construction areas;
- Earthworks and site cleaning are undertaken in accordance with the Erosion and Sediment Control plans;
- Inspections of Stormwater and Sediment and Erosion Controls are to be conducted at the end of each construction day and after each rainfall event (>25mm); and
- Any failure to the stormwater system shall be immediately rectified to prevent uncontrolled discharge from the site.

5 Services, Works, and Infrastructure

5.1. Policies

The internal sewerage and water reticulation works proposed within the development will comply with the following documents:

- AS 3500.2 Plumbing and Drainage – Sanitary plumbing and drainage
- AS 3500.1 Plumbing and Drainage – Water Services.

All privately owned water supply infrastructure will be designed in accordance with the relevant plumbing and drainage standards to ensure adequate connection to the QUU owned water reticulation main. Any live works will comply with the following documents:

- Relevant QUU development guidelines & standard drawings
- SEQ WS&S D&C Code – Amendment to Sewerage Code of Australia
- Water Association of Australia (WSAA) Sewerage Code of Australia guidelines and standard drawings

5.2. Sewerage Reticulation

5.2.1. Existing Sewer

An existing 160mm dia. sewer main is located south-east of the site, within neighbouring properties. The sewer main is connected to a 600mm dia. sewer manhole which sits in the property at 17 Lilywood Street, Eight Mile Plains.

Figure 5-1 – Existing Sewer Reticulation Main (QLD Urban Utilities)

5.2.2. Proposed Infrastructure

It is proposed to construct a new sewer manhole (connecting to the existing 600mm dia. sewer manhole) which provides a sewer property connection to the proposed development. A private pump station will be located at the north-western precinct and will gravity feed to the sewer property connection.

The proposed point of connection has been presented to Urban Utilities via a Service Advice Notice (SAN).

5.3. Water Reticulation

5.3.1. Existing Water

An existing 250mm dia. water main is located south-east of the site, in the northern verge of Miles Platting Road.

Figure 5-2 – Existing Water Reticulation Main (QLD Urban Utilities)

5.3.2. Proposed Infrastructure

It is proposed to extend the existing 250mm dia. water main to the eastern verge of Lilywood Street where a large water meter assembly for combined water and fire services will be located.

The connection size and location will be subject to building hydraulics input at the detailed design stage. The suitability of the proposed connection points is confirmed via SAN response from Urban Utilities.

Refer to Appendix C which illustrates the proposed services layout.

5.4. Electricity, Telecommunications and Gas

No gas lines are located within the near vicinity of the subject site.

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

5.5. Stormwater

Inertia Engineering has prepared a conceptual Site-Based Stormwater Management Plan (SBSMP) (Ref: 10603-C-SBSMP-R003) which outlines the proposed stormwater drainage infrastructure for the development.

6 Conclusions and Recommendations

This Engineering Services Report has assessed the earthworks and service infrastructure for the proposed development at 160 Miles Platting Road, Eight Mile Plains.

Earthworks, erosion and sediment control solutions required on site can be performed using common and accepted methods. It is noted that the proposed earthworks may trigger retaining works which will have to be constructed according to BCC codes.

Service supply points for water and sewer reticulation, electricity and telecommunications are located within close proximity to the proposed development and should not present any major connection issues.

This report has demonstrated that the proposed development proposal provides an acceptable solution for all engineering services and has been designed to comply with BCC's City Plan (2014).

7 References

Lawson Surveys (2023) Detailed Survey of 160 Miles Platting Road, Eight Mile Plains – dated 04/08/2022

AS/NZS (2003) Australian Standards/New Zealand Standards, 'Plumbing and Drainage – Part 1: Water Services', 2003

AS/NZS (2003) Australian Standards/New Zealand Standards, 'Plumbing and Drainage – Part 2: Sanitary Plumbing and Drainage', 2003

Australian Code for the Transport of Dangerous Goods by Road & Rail, Edition 7.7, Volume 1, (2020) https://www.ntc.gov.au/sites/default/files/assets/files/ADG-Code-7.7.pdf

BCC (2014) Brisbane City Council, Guidelines and Standards

Department of Energy and Water Supply (2013), Queensland Urban Drainage Manual Third Edition 2017

Department of State Development, Infrastructure and Planning (2017), State Planning Policy

SEQ WS&S D&C Code (2013), 'South East Queensland Water Supply & Sewer Design & Construction Codes – Amendments to Water & Sewerage Codes of Australia, 2013

WSAA (2002) Water Services Association of Australia, 'Water Supply Code of Australia – Part 1: Planning and Design', 2002

WSAA (2002) Water Services Association of Australia, 'Sewerage Code of Australia – Part 1: Planning and Design', 2002

Appendices

Appendix A – Development Layout

LAWSON SURVEYS

A.B.N 46 272 949 047
CONSULTING LAND SURVEYORS
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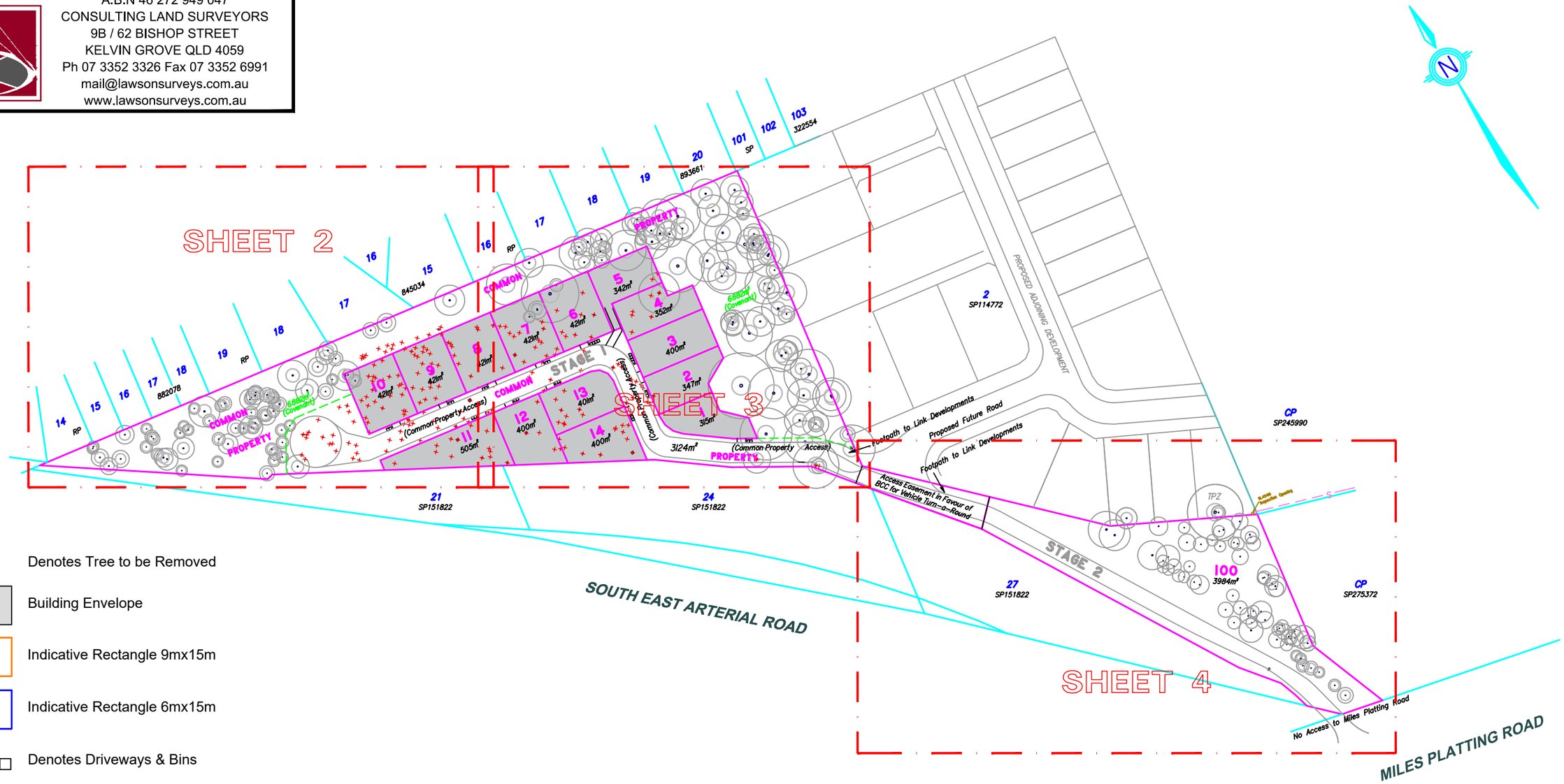
www.lawsonsurveys.com.au



Denotes Tree to be Removed

Building Envelope

Indicative Rectangle 9mx15m

Indicative Rectangle 6mx15m

Denotes Driveways & Bins

Environmental Covenant to Cover Entire Common Property Open Space Area : 6882m²

Access Ways, Driveways and Bin Stores Indicative Only.

SCALE 1:1500 at A3 - Lengths are in metres

0 30 60 90 120 150 180 210 240m

0 100 mm

Sheet 1 of 4

NOTES
1) DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.

2) TOTAL AREA OF SUBDIVISION - 1.955ha.

3) SITE IMPROVEMENTS AND CONTOURS VIDE LAWSON SURVEYS SURFACE DETAIL & CONTOURS SURVEY (REF 20900-DT, Dated 4/08/2022).

REFERENCE **20900-PROP.P-Stg1**

SUBDIVISION PROPOSAL PLAN -STAGE 1

CLIENT: QINGHUA ZANG

LEVEL DATUM
AHD - VIDE PSM 139216
RL 46.144

SCALE: 1:1500 @ A3

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

DATE 11/02/2026

SURVEYED BY BD

MERIDIAN SP327882

DRAWN BY RC/SPK

DWG NAME 20900-PropP-Stg1

LOCATION
160 MILES PLATTING ROAD
EIGHT MILE PLAINS

RPD
PROPOSED LOTS 1-14, 100, COVENANTS, EASEMENT AND COMMON PROPERTY CANCELLING LOT 31 ON SP327882

Denotes Tree to be Removed

Building Envelope

Indicative Rectangle 9mx15m

Indicative Rectangle 6mx15m

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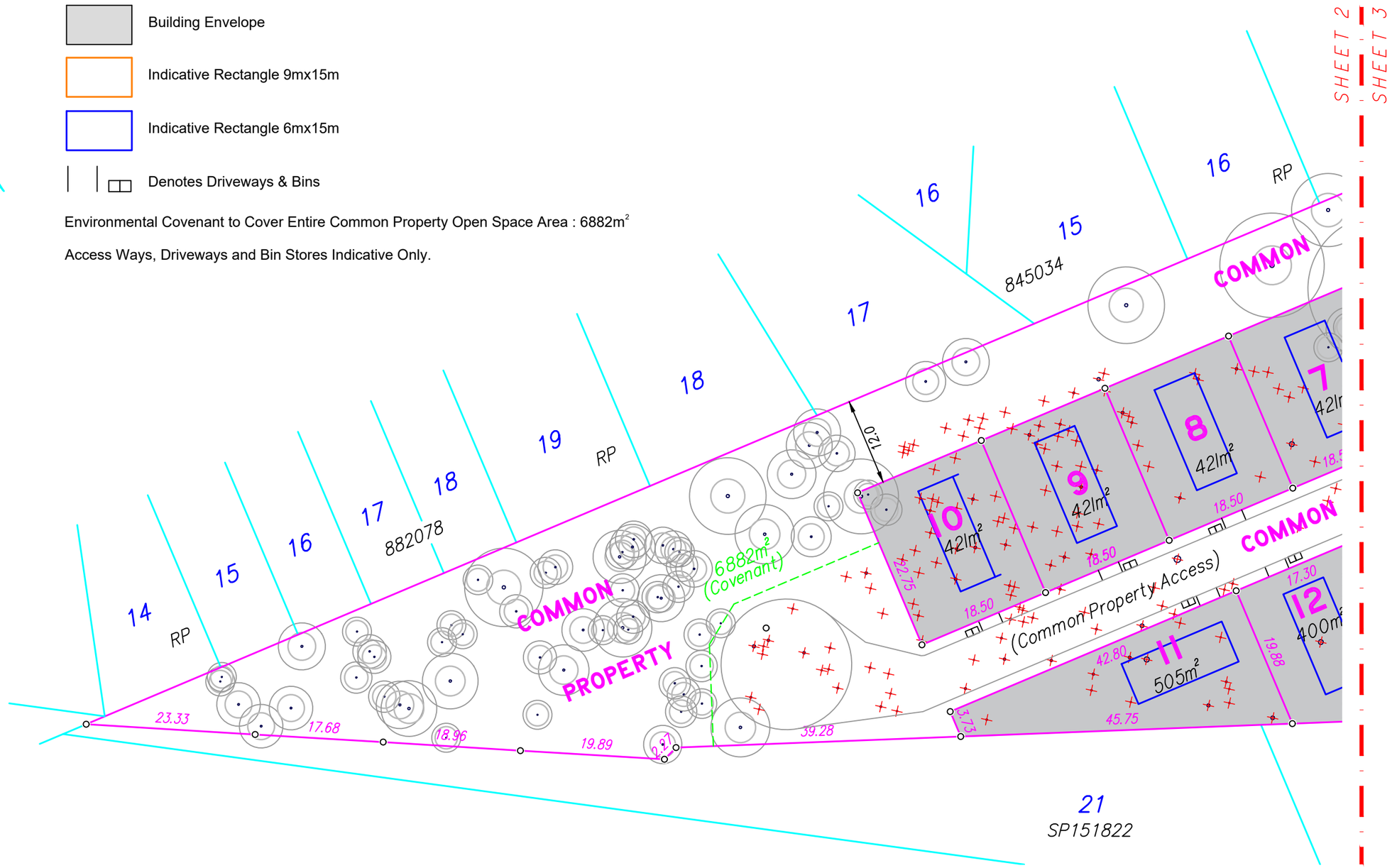

SCALE 1 : 600 at A3 - Lengths are in metres

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0 100 mm

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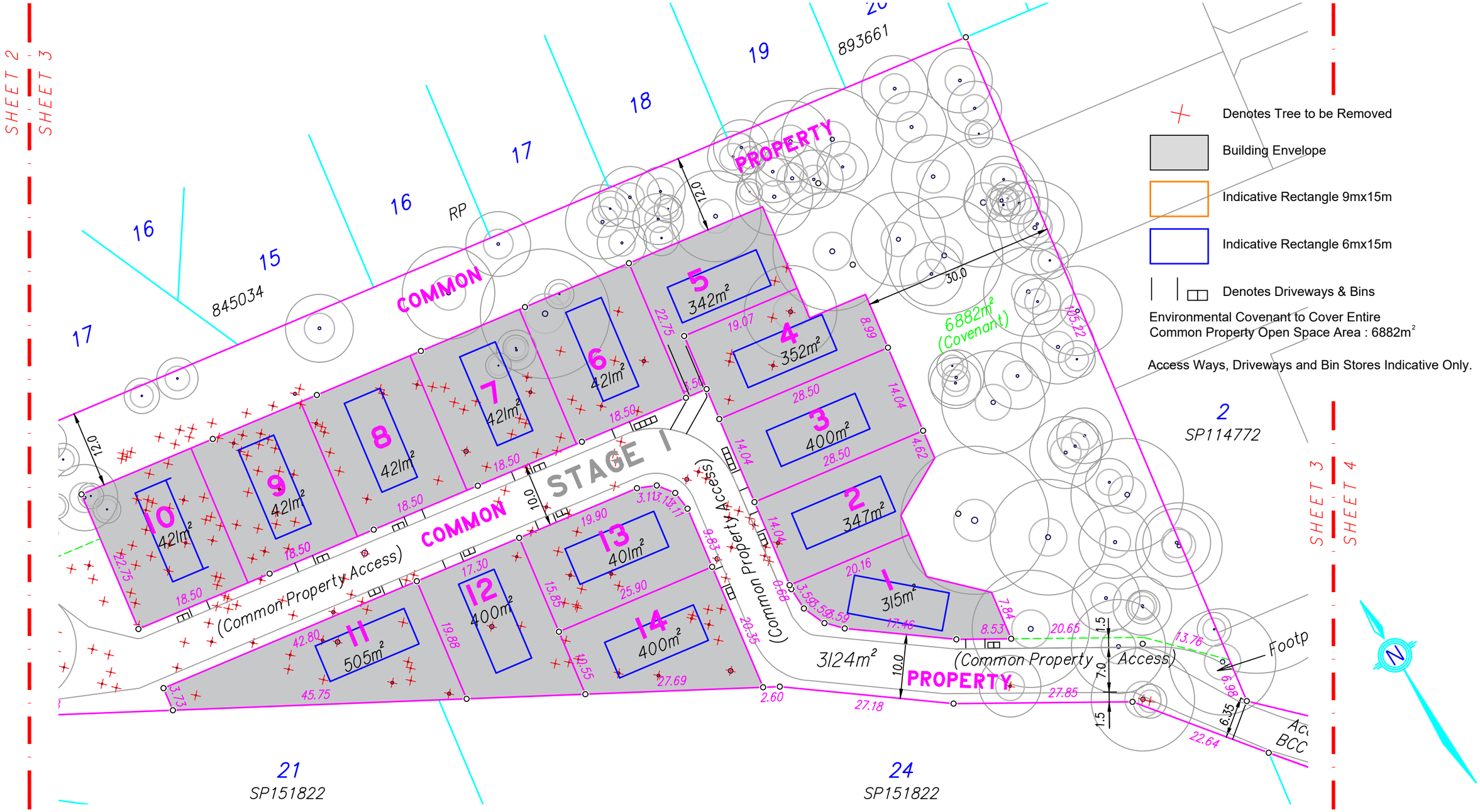

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CLIENT: QINGHUA ZANG

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SCALE: 1:600 @ A3

LOCAL AUTHORITY: BRISBANE CITY COUNCIL

DATE: 11/02/2026

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DWG NAME: 20900-PropP-Stg1

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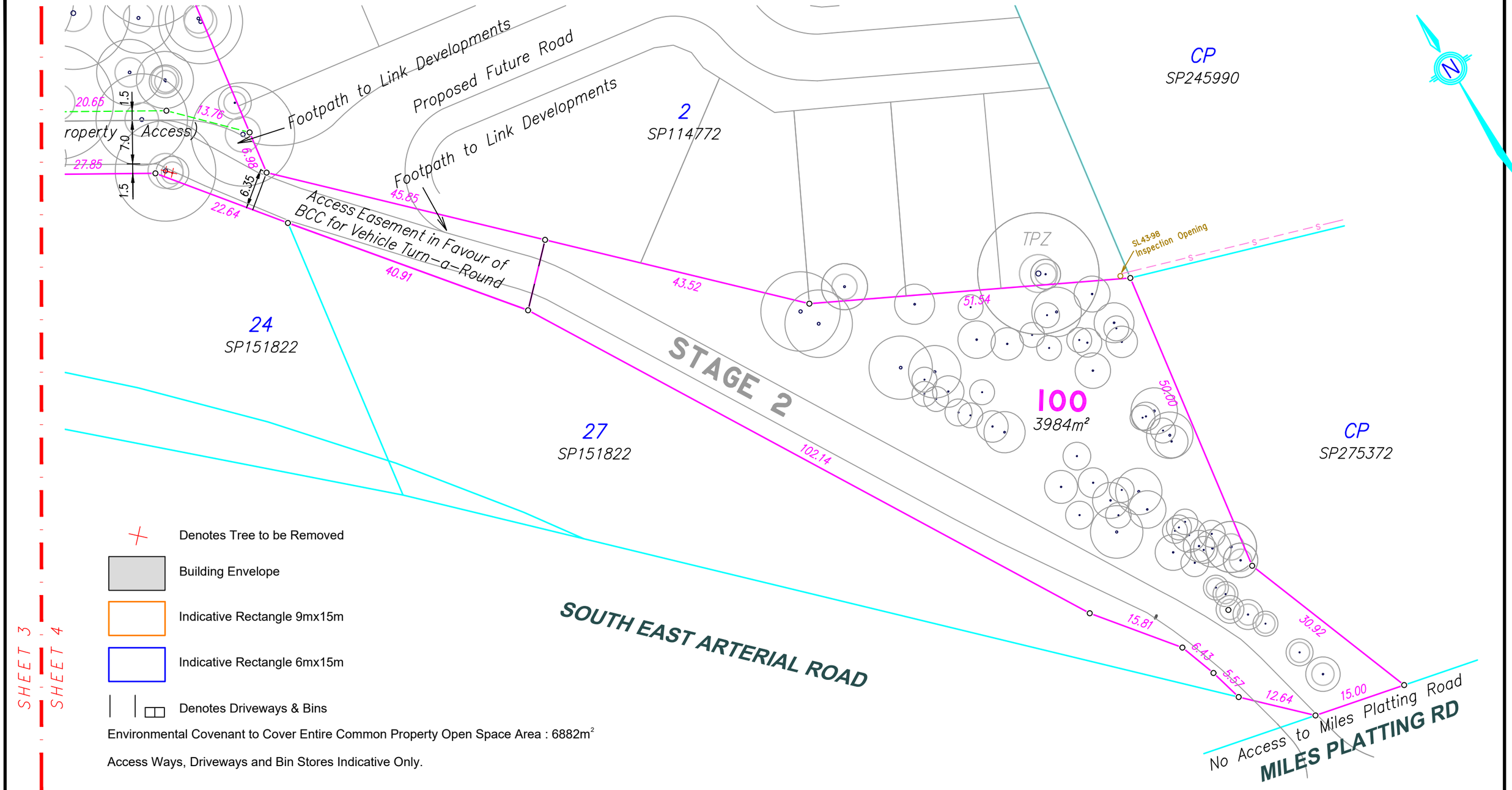

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Indicative Rectangle 6mx15m

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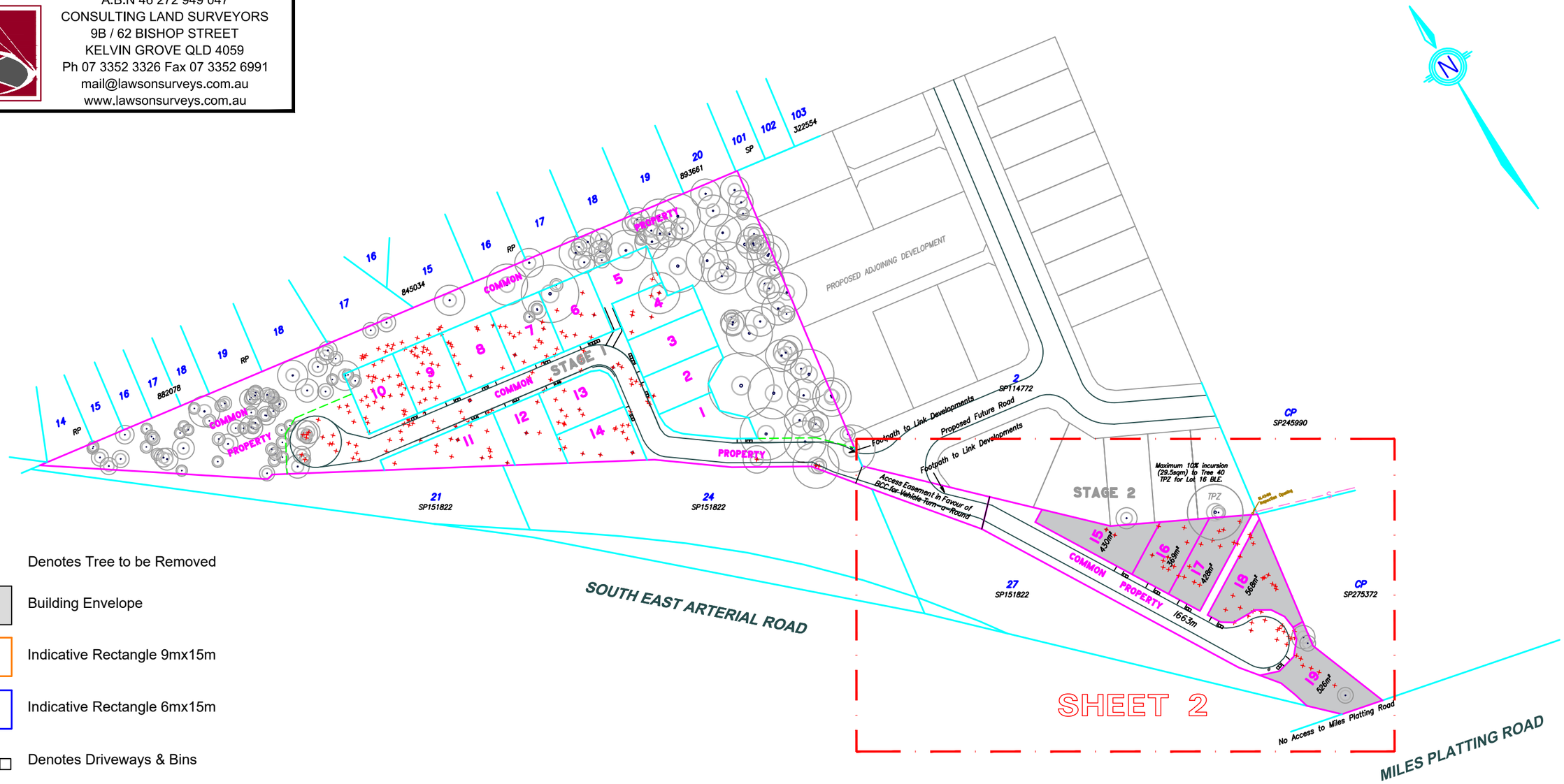

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REFERENCE **20900-PROP.P-Stg2**

SUBDIVISION PROPOSAL PLAN - STAGE 2

CLIENT: QINGHUA ZANG

LEVEL DATUM
AHD - VIDE PSM 139216
RL 46.144

SCALE: 1:1500 @ A3

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BRISBANE CITY COUNCIL

DATE 11/02/2026

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DRAWN BY RC/SPK

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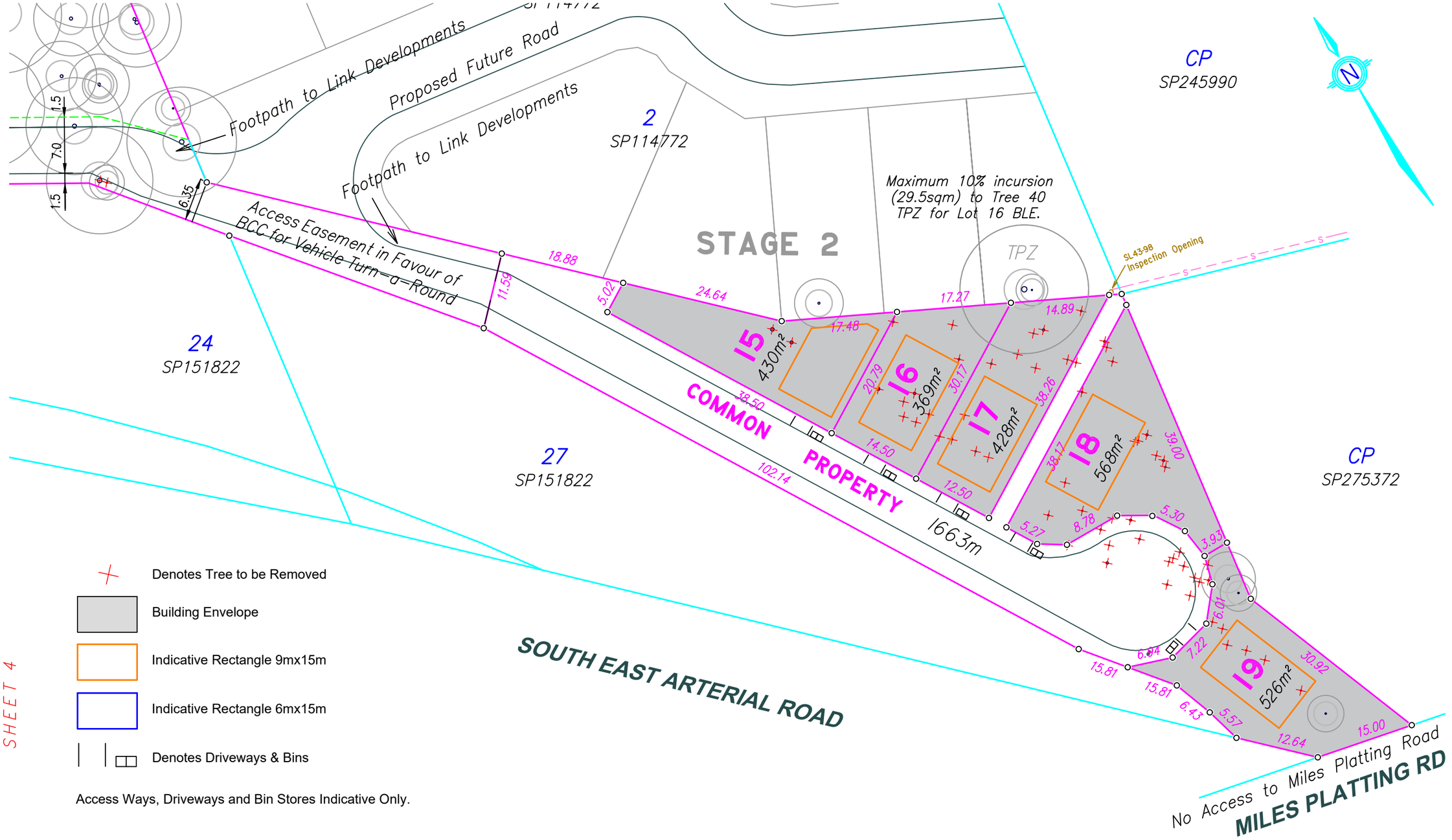

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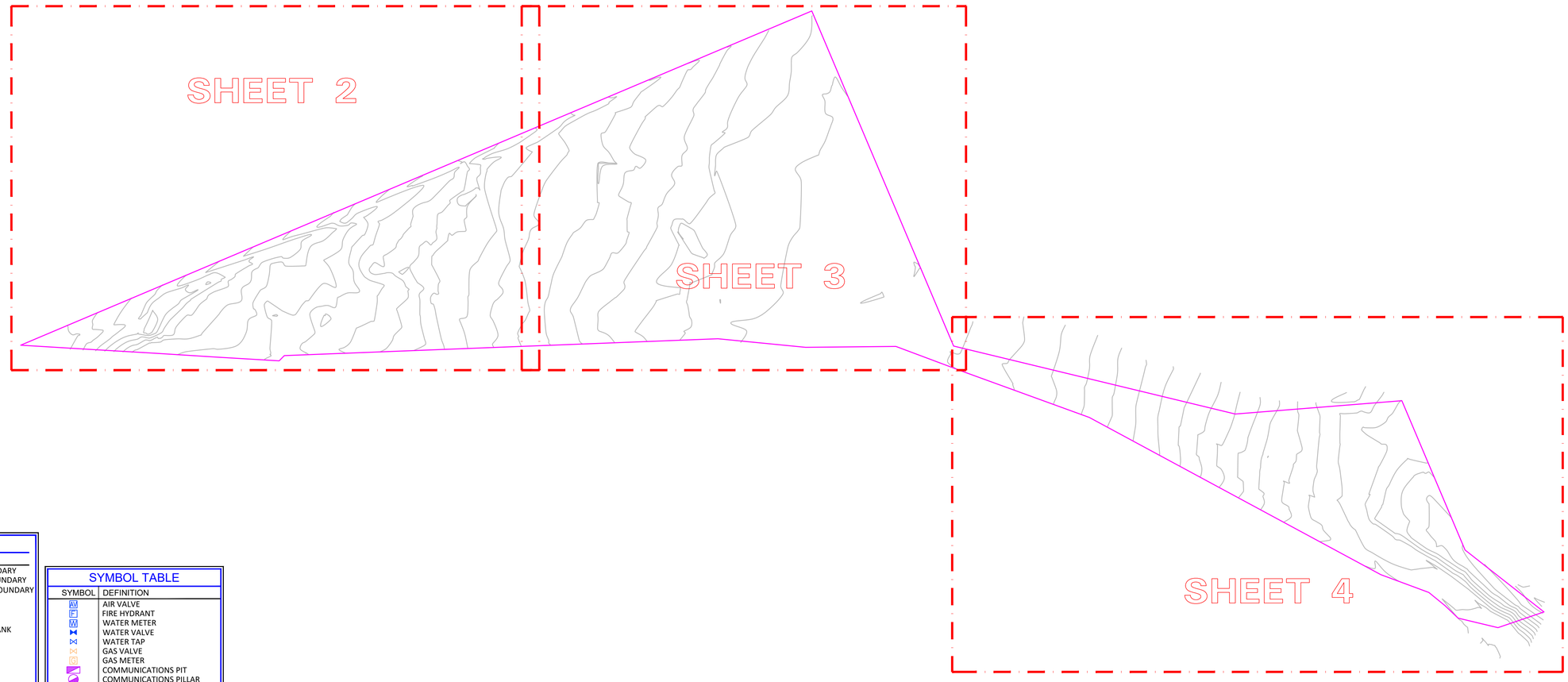
Appendix B – Survey Plan



LINETYPE TABLE

LINETYPE	DEFINITION
	SUBJECT LOT BOUNDARY
	ADJOINING LOT BOUNDARY
	EASEMENT/LEASE BOUNDARY
	BUILDING
	GUTTER/FASCIA
	FENCELINE
	TOP/BOTTOM OF BANK
	CHANGE OF GRADE
D	DRAINAGE
E	ELECTRICAL
G	GAS
S	SEWERAGE
T	TELSTRA/COMMS
W	WATER
	VEGETATION

DB4YD LINETYPE TABLE

LINETYPE	DEFINITION
D	DRAINAGE - DB4YD
E	ELECTRICAL - DB4YD
G	GAS - DB4YD
S	SEWER -DB4YD
T	TELSTRA - DB4YD
W	WATER - DB4YD

SYMBOL TABLE

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

FLOOD SEARCH ALERT

Lawson Surveys has not completed a flood search on this property. Check council for flood information.

Please contact Lawson Surveys for a quote or for further advice.

TITLE SEARCH ALERT

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IDENTIFICATION SURVEY ALERT

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GENERAL NOTES

Contour Interval 0.5m
Boundaries have been positioned from field observations and survey records and anomalies have been found. The boundaries are subject to an Identification Survey.

North Point is indicative only & may not be an accurate representation of True North.
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SCALE 1:750 at A1 - Lengths are in metres

0 15 30 45 60 75 90 105 120 135 150
0 100 mm 200 mm

PLAN SHOWING SURFACE DETAIL & CONTOURS

LEVEL DATUM AHD - VIDE PSM 139216 RL 46.144	SCALE 1:750 @ A1
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 04/08/2022
	SURVEYED BY BD
MERIDIAN SP327882	DRAWN BY BD
DWG NAME ACAD-20900_DT	

CLIENT
QINGHUA ZANG

LOCATION
160 MILES PLATTING ROAD
EIGHT MILE PLAINS

RPD
LOT 31 ON SP327882

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

REFERENCE **20900_DT**

SYMBOL TABLE

SYMBOL	DEFINITION
AV	AIR VALVE
F	FIRE HYDRANT
W	WATER METER
	WATER VALVE
	WATER TAP
	GAS VALVE
G	GAS METER
	COMMUNICATIONS PIT
	COMMUNICATIONS PILLAR
	ELECTRICITY PIT
	ELECTRICITY PILLAR
	LIGHT POLE OR AS MARKED
	TRAFFIC LIGHT
	TRAFFIC SIGNAL BOX/PIT
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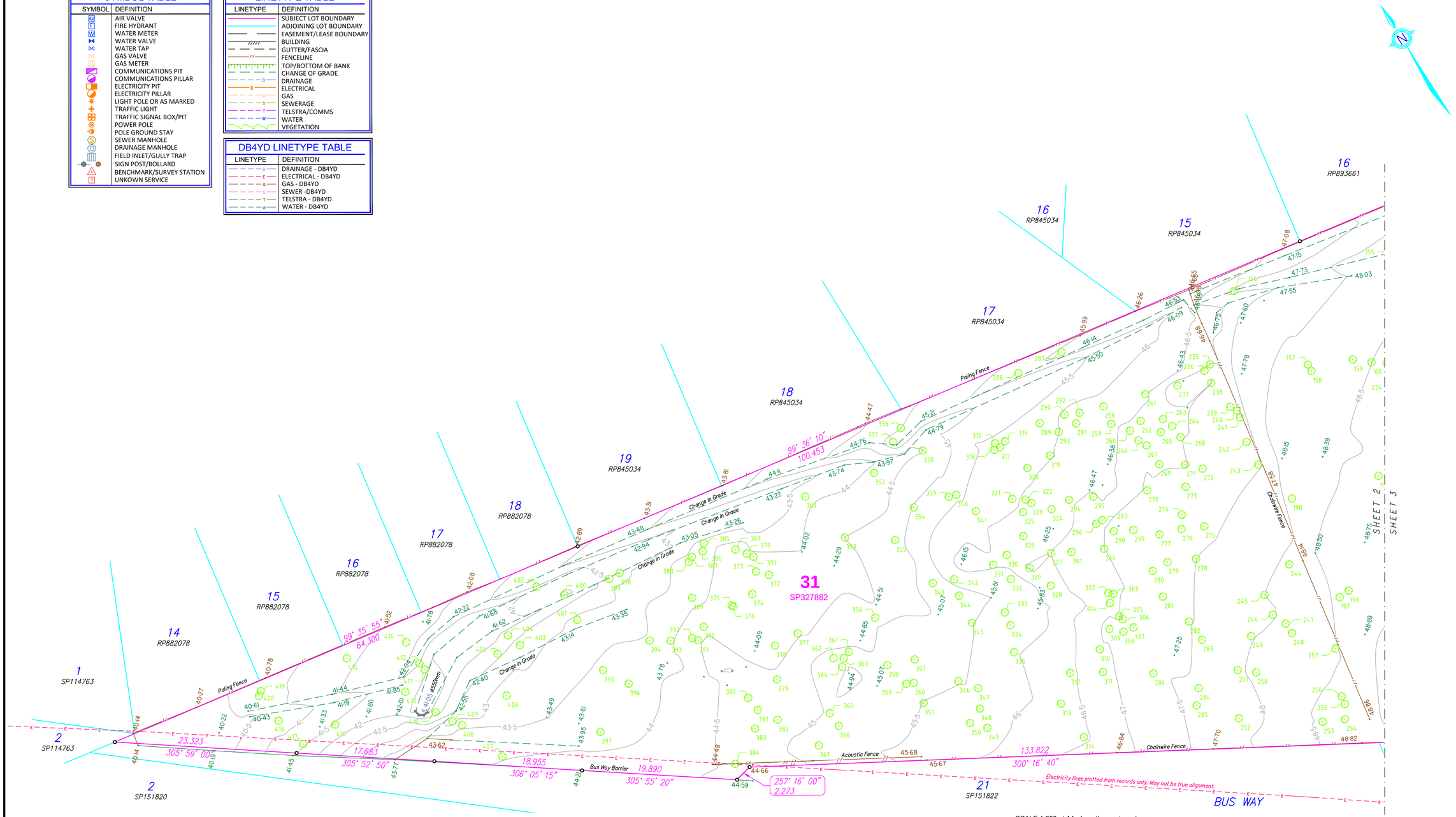
LINETYPE	DEFINITION
	SUBJECT LOT BOUNDARY
	ADJOINING LOT BOUNDARY
	EASEMENT/LEASE BOUNDARY
	BUILDING
	GUTTER/FASCIA
	FENCELINE
	TOP/BOTTOM OF BANK
	CHANGE OF GRADE
D	DRAINAGE
E	ELECTRICAL
G	GAS
S	SEWERAGE
T	TELSTRA/COMMS
W	WATER
	VEGETATION

DB4YD LINETYPE TABLE

LINETYPE	DEFINITION
D	DRAINAGE - DB4YD
E	ELECTRICAL - DB4YD
G	GAS - DB4YD
S	SEWER -DB4YD
T	TELSTRA - DB4YD
W	WATER - DB4YD



SCALE 1:250 at A1 - Lengths are in metres

0 5 10 15 20 25 30 35 40 45 50m

0 100 mm 200 mm

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Sheet 2 of 4

PLAN SHOWING SURFACE DETAIL & CONTOURS

LEVEL DATUM AHD - VIDE PSM 139216 RL 46.144	SCALE 1:250 @ A1
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 04/08/2022
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MERIDIAN SP327882	DRAWN BY BD
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LOCATION
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EIGHT MILE PLAINS

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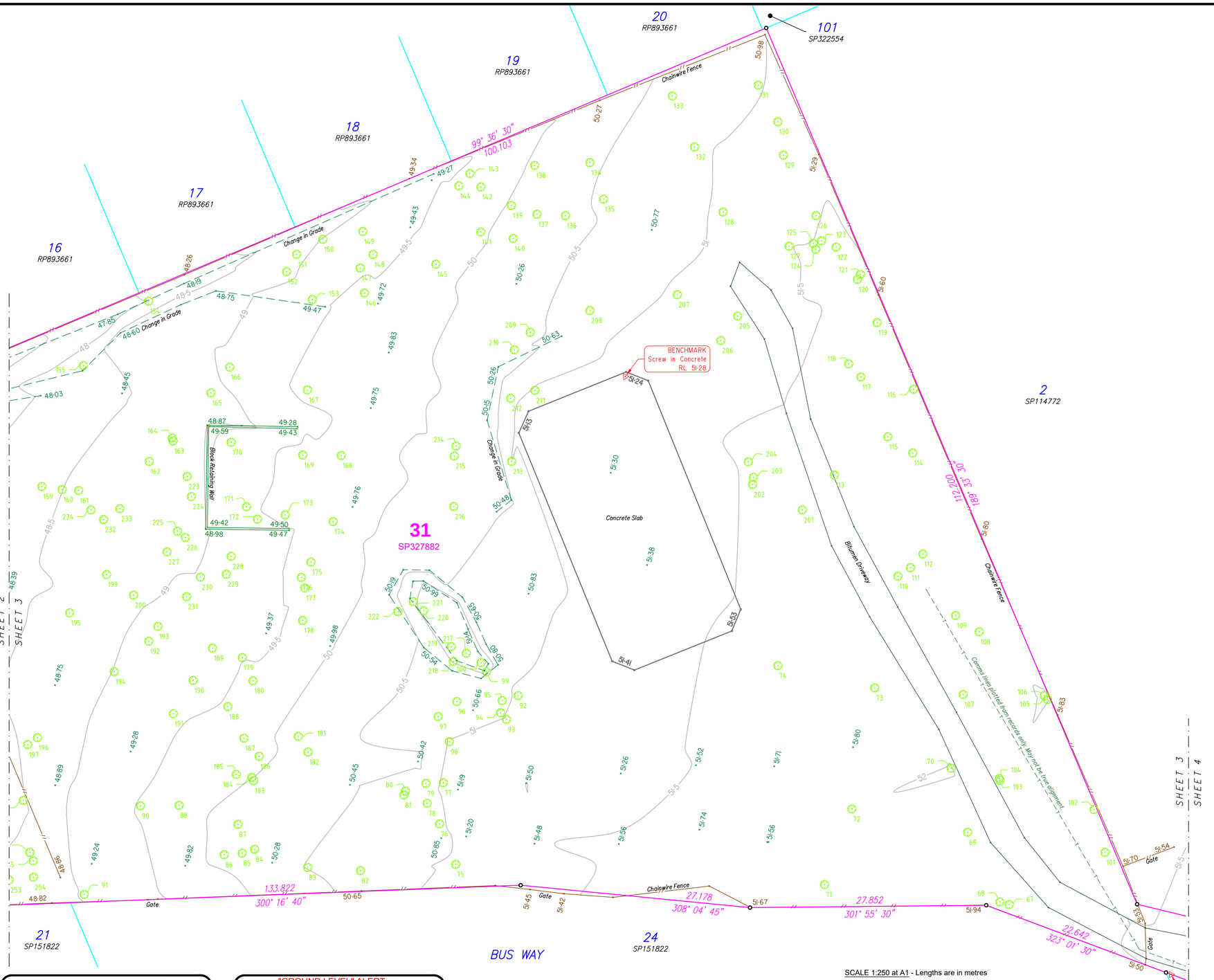

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SYMBOL	DEFINITION
	AIR VALVE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WATER TAP
	GAS VALVE
	GAS METER
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	POWER POLE
	POLE GROUND STAY
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D	DRAINAGE MANHOLE
	FIELD INLET/GULLY TRAP
	SIGN POST/BOLLARD
	BENCHMARK/SURVEY STATION
?	UNKOWN SERVICE

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LINETYPE	DEFINITION
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	TOP/BOTTOM OF BANK
	CHANGE OF GRADE
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E	ELECTRICAL
G	GAS
S	SEWERAGE
T	TELSTRA/COMMS
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	VEGETATION

DB4YD LINETYPE TABLE

LINETYPE	DEFINITION
D	DRAINAGE - DB4YD
E	ELECTRICAL - DB4YD
G	GAS - DB4YD
S	SEWER -DB4YD
T	TELSTRA - DB4YD
W	WATER - DB4YD

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0 5 10 15 20 25 30 35 40 45 50m
0 100 mm 200 mm

Sheet 3 of 4

PLAN SHOWING SURFACE DETAIL & CONTOURS

LEVEL DATUM
AHD - VIDE PSM 139216
RL 46.144

LOCAL AUTHORITY
BRISBANE CITY COUNCIL

MERIDIAN SP327882

DWG NAME ACAD-20900_DT

SCALE 1:250 @ A1

DATE 04/08/2022

SURVEYED BY BD

DRAWN BY BD

CLIENT
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EIGHT MILE PLAINS

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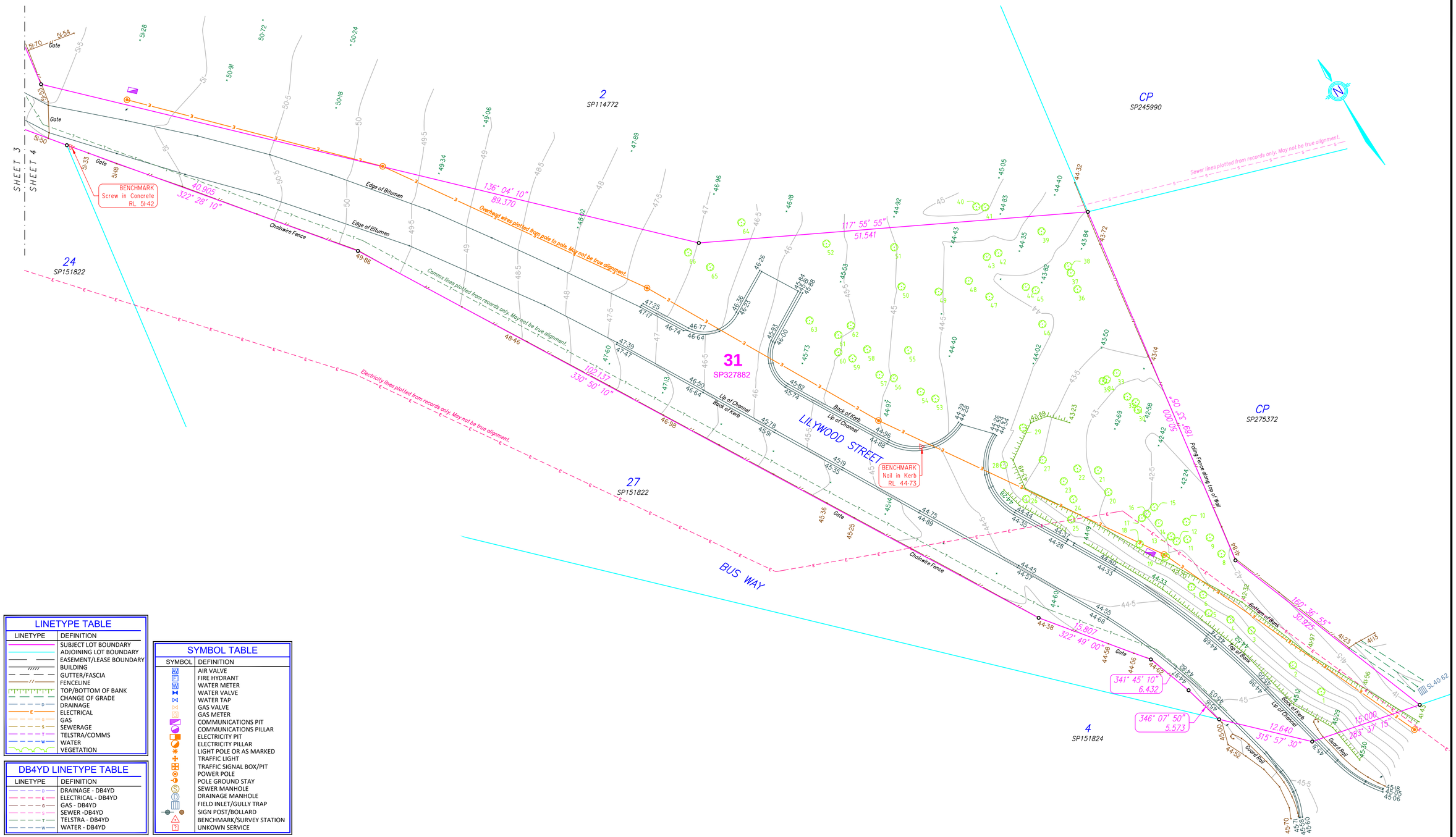

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T	TELSTRA - DB4YD
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0 5 10 15 20 25 30 35 40 45 50m
0 100 mm 200 mm

MILES PLATTING ROAD

PLAN SHOWING SURFACE DETAIL & CONTOURS

LEVEL DATUM AHD - VIDE PSM 139216 RL 46.144	SCALE 1:250 @ A1
LOCAL AUTHORITY BRISBANE CITY COUNCIL	DATE 04/08/2022
	SURVEYED BY BD
MERIDIAN SP327882	DRAWN BY BD
DWG NAME ACAD-20900_DT	

CLIENT
QINGHUA ZANG

LOCATION
160 MILES PLATTING ROAD
EIGHT MILE PLAINS

RPD
LOT 31 ON SP327882

Sheet 4 of 4

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REFERENCE **20900_DT**

Appendix C – Civil Works Drawings

PROPOSED DEVELOPMENT

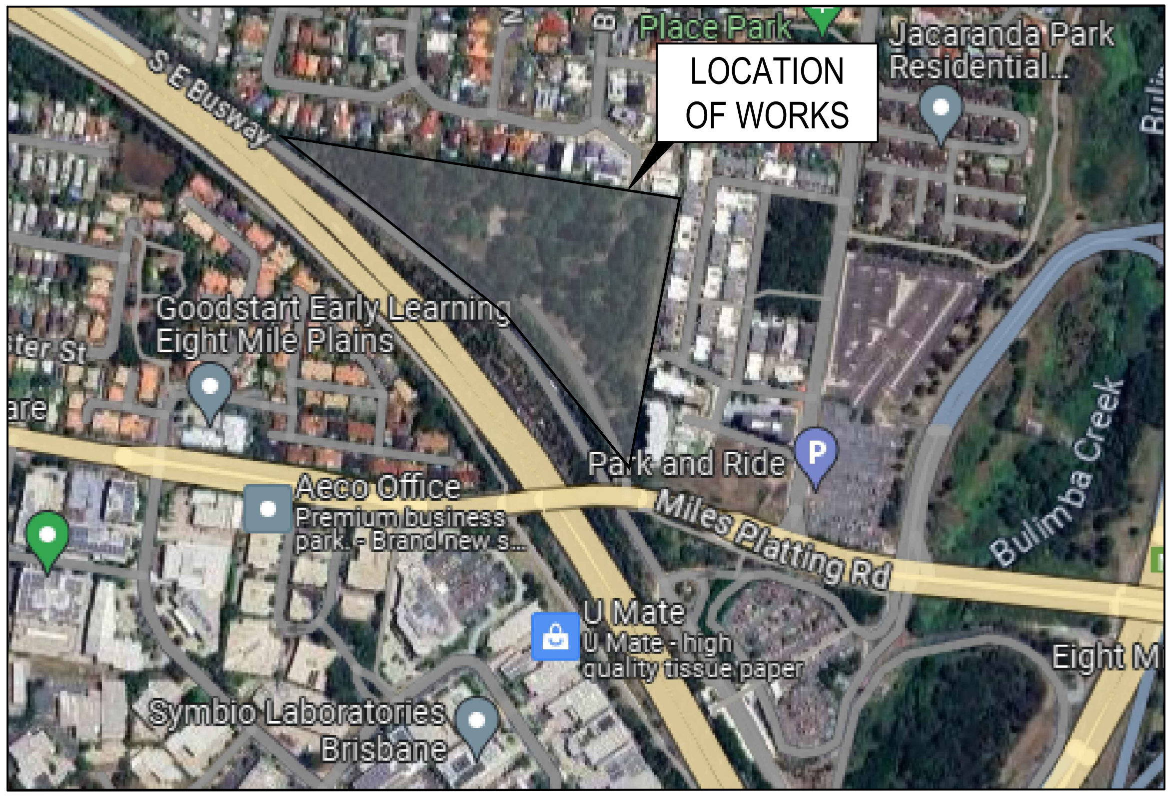
160 MILES PLATTING ROAD, EIGHT MILES PLAINS, QLD

DEVELOPMENT APPLICATION

FOR PLATTING 88 PTY LTD

PREPARED BY

Inertia



LOCALITY PLAN

EXTRACTED FROM GOOGLE MAPS © 2021

NOT TO SCALE

DRAWING INDEX	
DWG. NO.	DESCRIPTION
GENERAL	
SK0-100	TITLE SHEET, DRAWING INDEX AND LOCALITY PLAN
CONCEPT BULK EARTHWORKS	
SK2-101	CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 1
SK2-102	CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 2
SK2-102	CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 3
SK2-201	CONCEPT BULK EARTHWORKS SITE SECTIONS - SHEET 1
SK2-202	CONCEPT BULK EARTHWORKS SITE SECTIONS - SHEET 2
CONCEPT ROADWORDS	
SK3-301	CONCEPT ROADWORKS LONGITUDINAL SECTIONS SHEET 1
CONCEPT STORMWATER DRAINAGE	
SK5-501	STORMWATER DRAINAGE PRE DEVELOPMENT CATCHMENT PLAN
SK5-550	CONCEPT STORMWATER DRAINAGE POST DEVELOPMENT CATCHMENT PLAN SHEET 1
SK5-550	CONCEPT STORMWATER DRAINAGE POST DEVELOPMENT CATCHMENT PLAN SHEET 2
SK5-551	CONCEPT STORMWATER DRAINAGE POST DEVELOPMENT CATCHMENT PLAN SHEET 3
CONCEPT SERVICES	
SK7-101	CONCEPT SERVICES LAYOUT PLAN - SHEET 1
SK7-102	CONCEPT SERVICES LAYOUT PLAN - SHEET 2
SK3-103	CONCEPT SERVICES LAYOUT PLAN - SHEET 3

BEFORE YOU DIG www.byda.com.au

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
B	FOR APPROVAL	25.07.24	NS	TR
A	ISSUED FOR INFORMATION	15.12.23	NS	TR

DESIGNER: DMP
DRAFTING QA: NS
DESIGN QA: EC
QA CHECKED: EC

Inertia
ABN 82 115 498 023
Phone: 3857 7868
E-mail: info@inertiaeng.com.au

CLIENT: PLATTING 88 PTY LTD, QINGHUA ZANG, 33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT: N

SCALE BARS:

PROJECT: PROPOSED DEVELOPMENT, 160 MILES PLATTING ROAD, EIGHT MILES PLAINS, QLD

DRAWING TITLE: TITLE SHEET, DRAWING INDEX AND LOCALITY PLAN

FOR INFORMATION

JOB No	DWG No	REV
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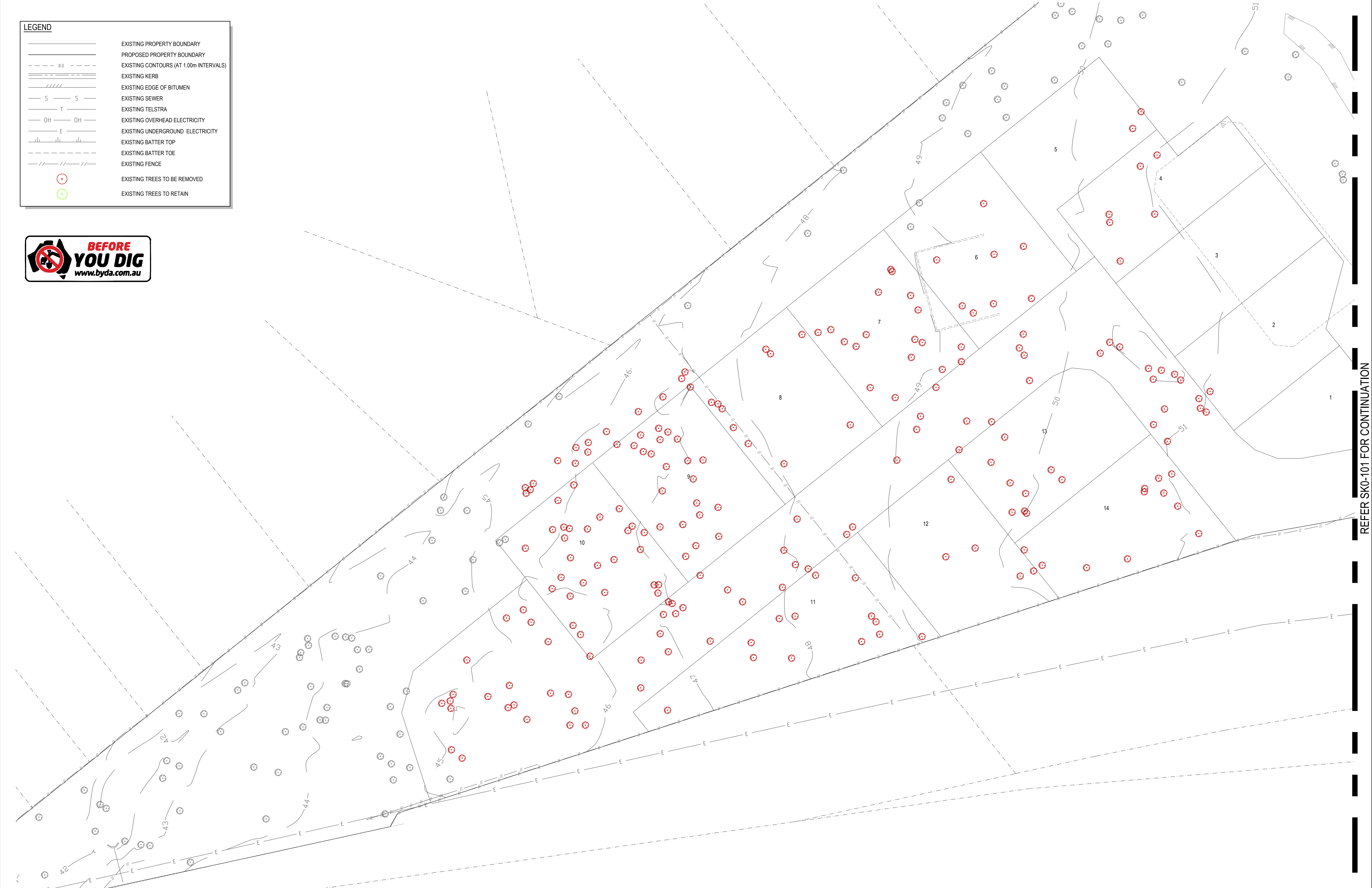

REV	DESCRIPTION	DATE	DRAWN	REVIEW
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DESIGNER	DMP
DRAFTING QA	NS
DESIGN QA	EC
QA CHECKED	EC

Inertia
ABN 82 115 498 023 Phone: 3857 7868
E-mail: info@inertiaeng.com.au

CLIENT:
PLATTING 88 PTY LTD
QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT:

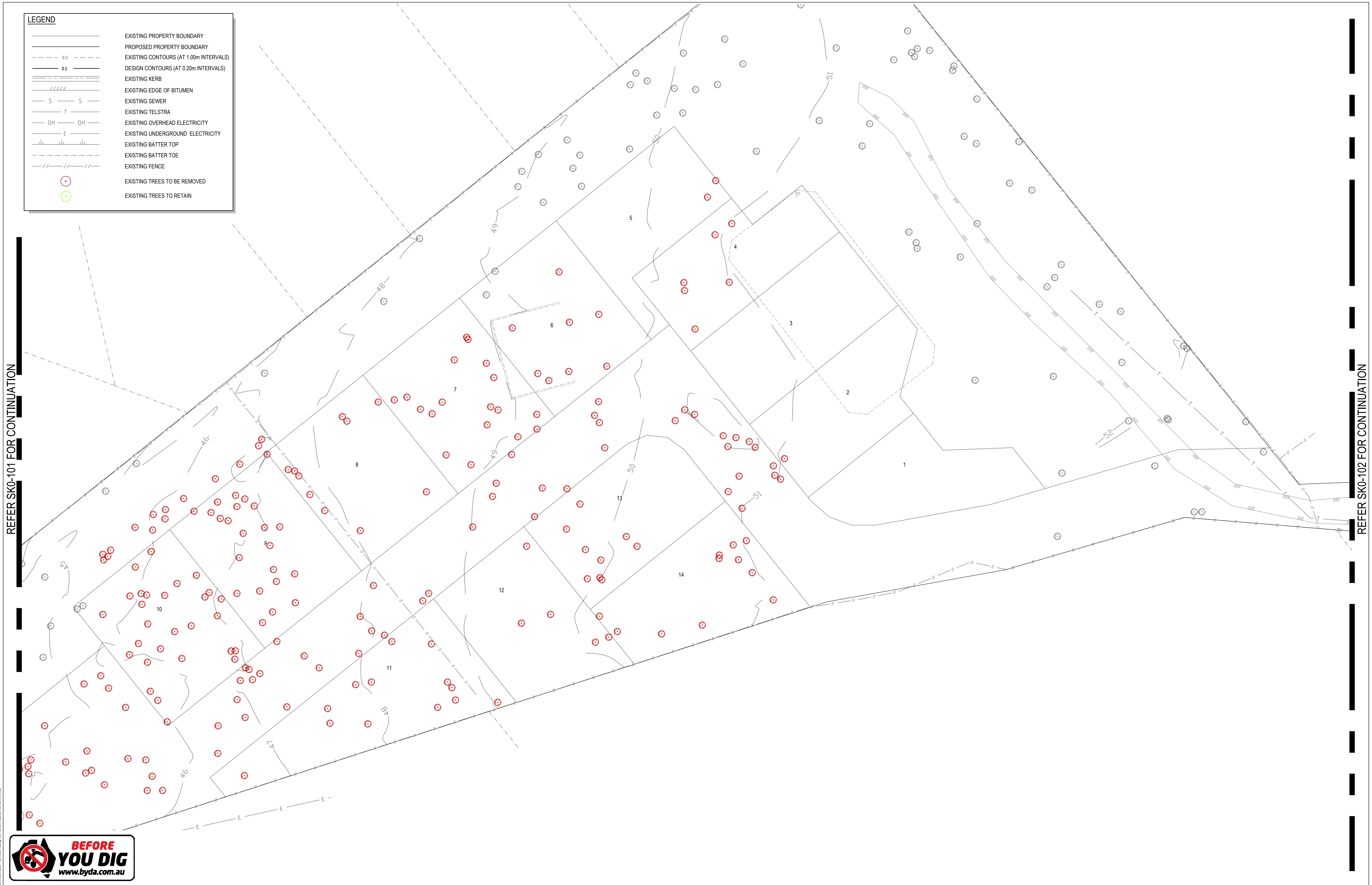
SCALE BARS:
0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
EXISTING SITE FEATURES
LAYOUT PLAN
SHEET 1

FOR INFORMATION

JOB No	DWG No	REV
10603	SK0-101	C



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NORTH POINT:

SCALE BARS:
0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
EXISTING SITE FEATURES
LAYOUT PLAN
SHEET 2

FOR INFORMATION

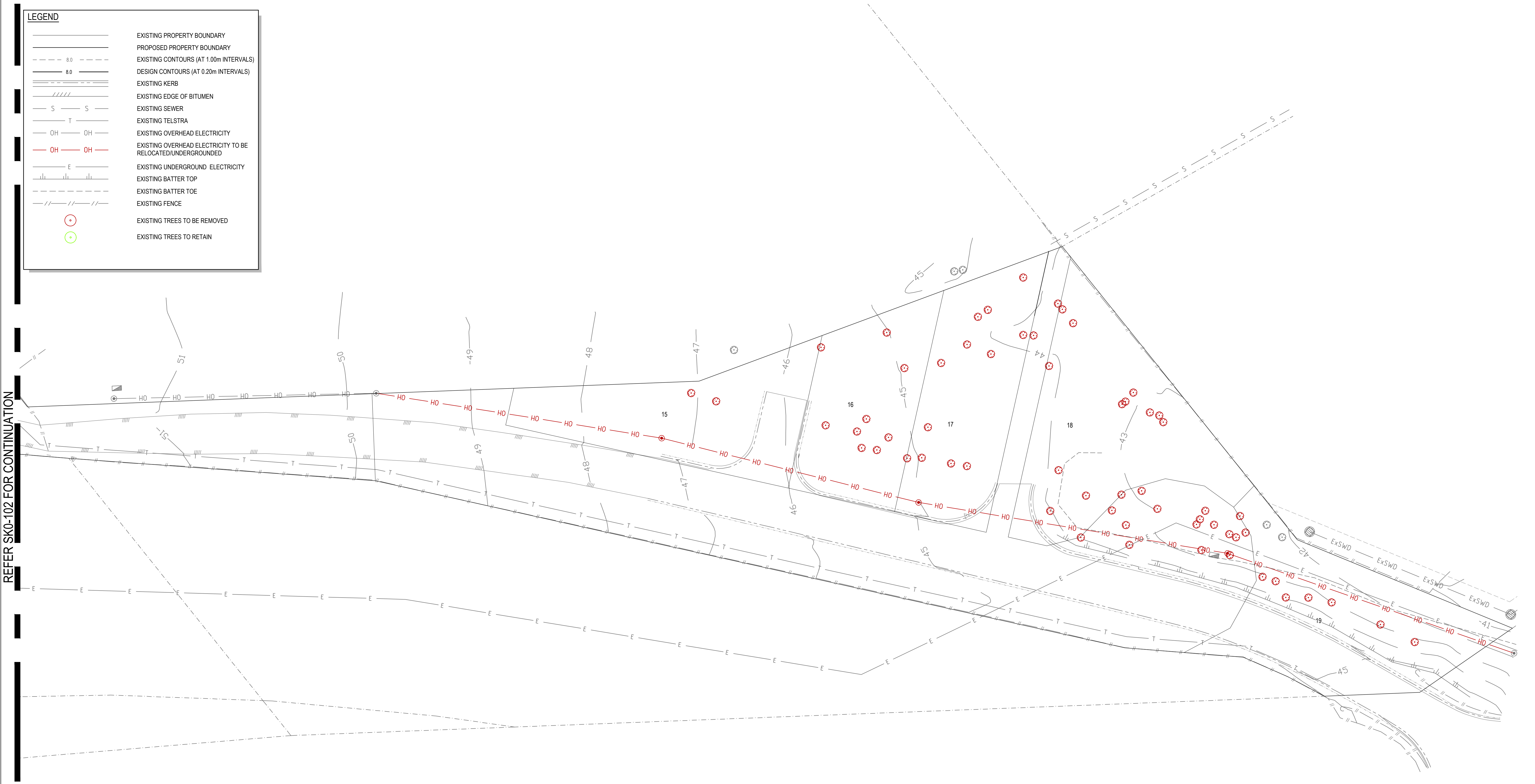
JOB No	DWG No	REV
10603	SK0-102	C

BEFORE YOU DIG www.byda.com.au

LEGEND

	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
8.0	EXISTING CONTOURS (AT 1.00m INTERVALS)
8.0	DESIGN CONTOURS (AT 0.20m INTERVALS)
	EXISTING KERB
	EXISTING EDGE OF BITUMEN
S S	EXISTING SEWER
T	EXISTING TELSTRA
OH OH	EXISTING OVERHEAD ELECTRICITY
OH OH	EXISTING OVERHEAD ELECTRICITY TO BE RELOCATED/UNDERGROUNDED
E	EXISTING UNDERGROUND ELECTRICITY
	EXISTING BATTER TOP
	EXISTING BATTER TOE
	EXISTING FENCE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO RETAIN

REFER SK0-102 FOR CONTINUATION



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DESIGNER: DMP
DRAFTING QA: NS
DESIGN QA: EC
QA CHECKED: EC

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E-mail: info@inertiaeng.com.au

CLIENT:
PLATTING 88 PTY LTD
QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

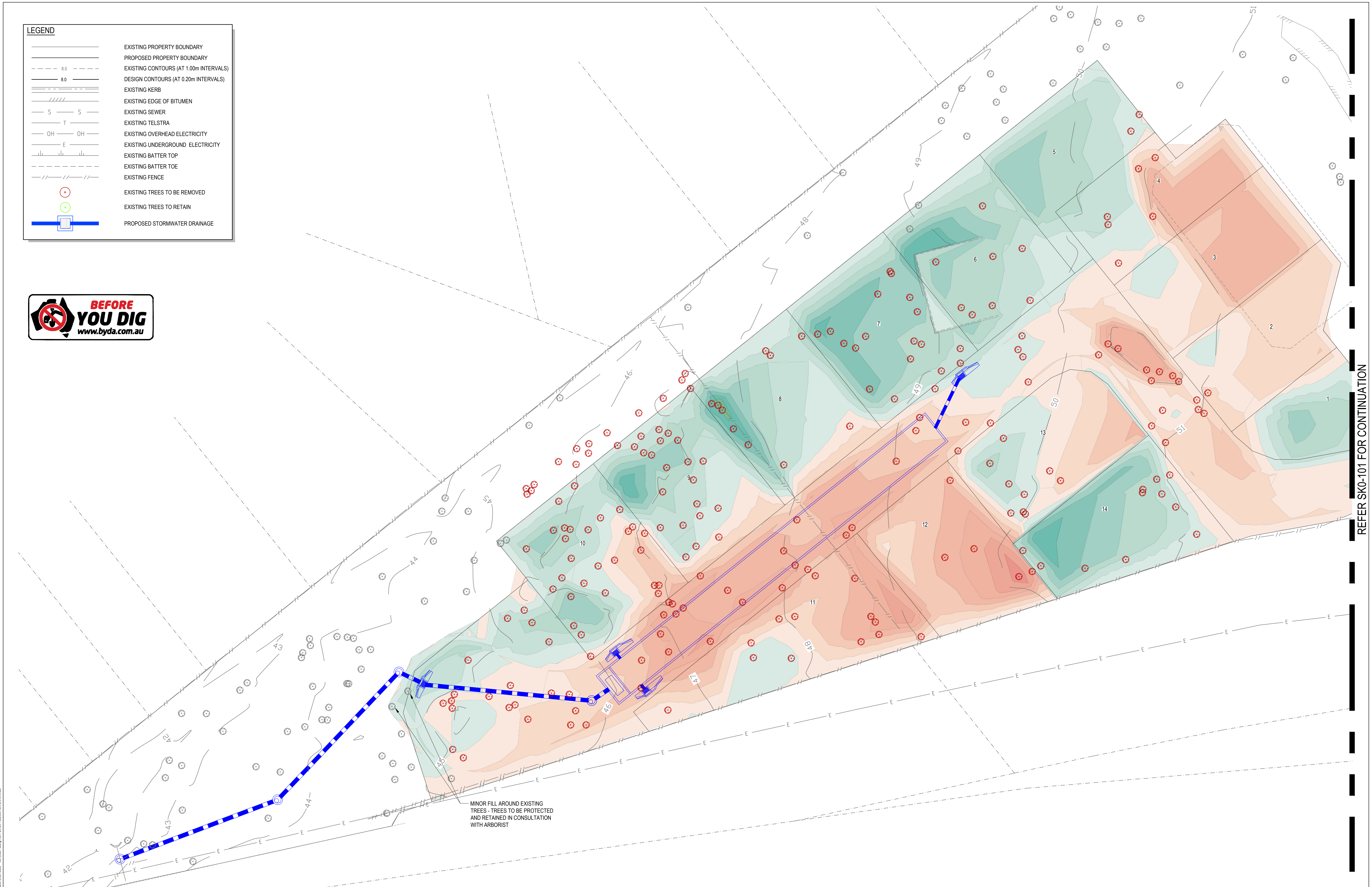
NORTH POINT:

SCALE BARS:
0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
EXISTING SITE FEATURES
LAYOUT PLAN
SHEET 3

FOR INFORMATION
JOB No: 10603 DWG No: - SK0-103 - REV: C



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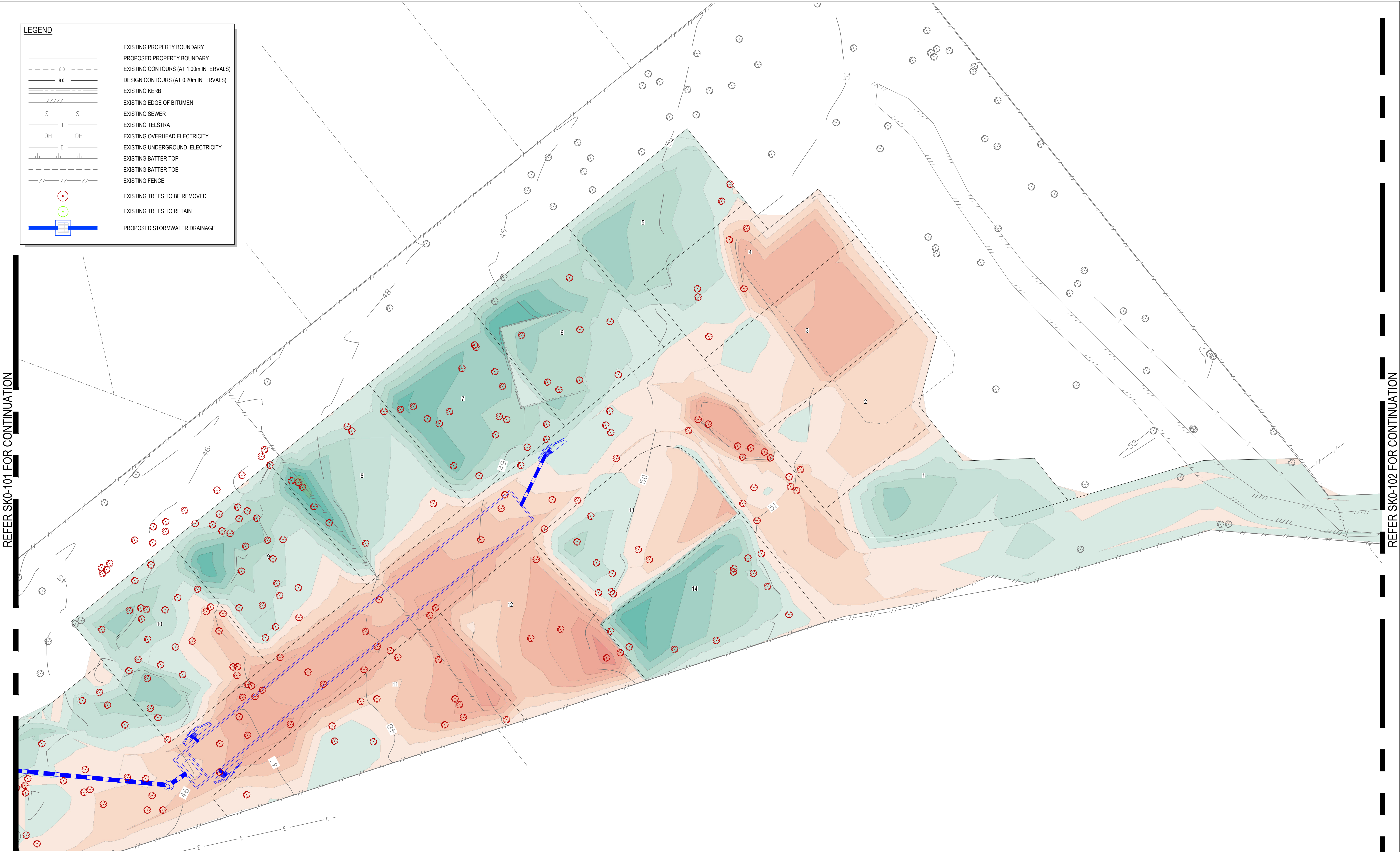
PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT TREE IMPACT
LAYOUT PLAN
SHEET 1

FOR INFORMATION

JOB No	DWG No	REV
10603	SK1-101	C



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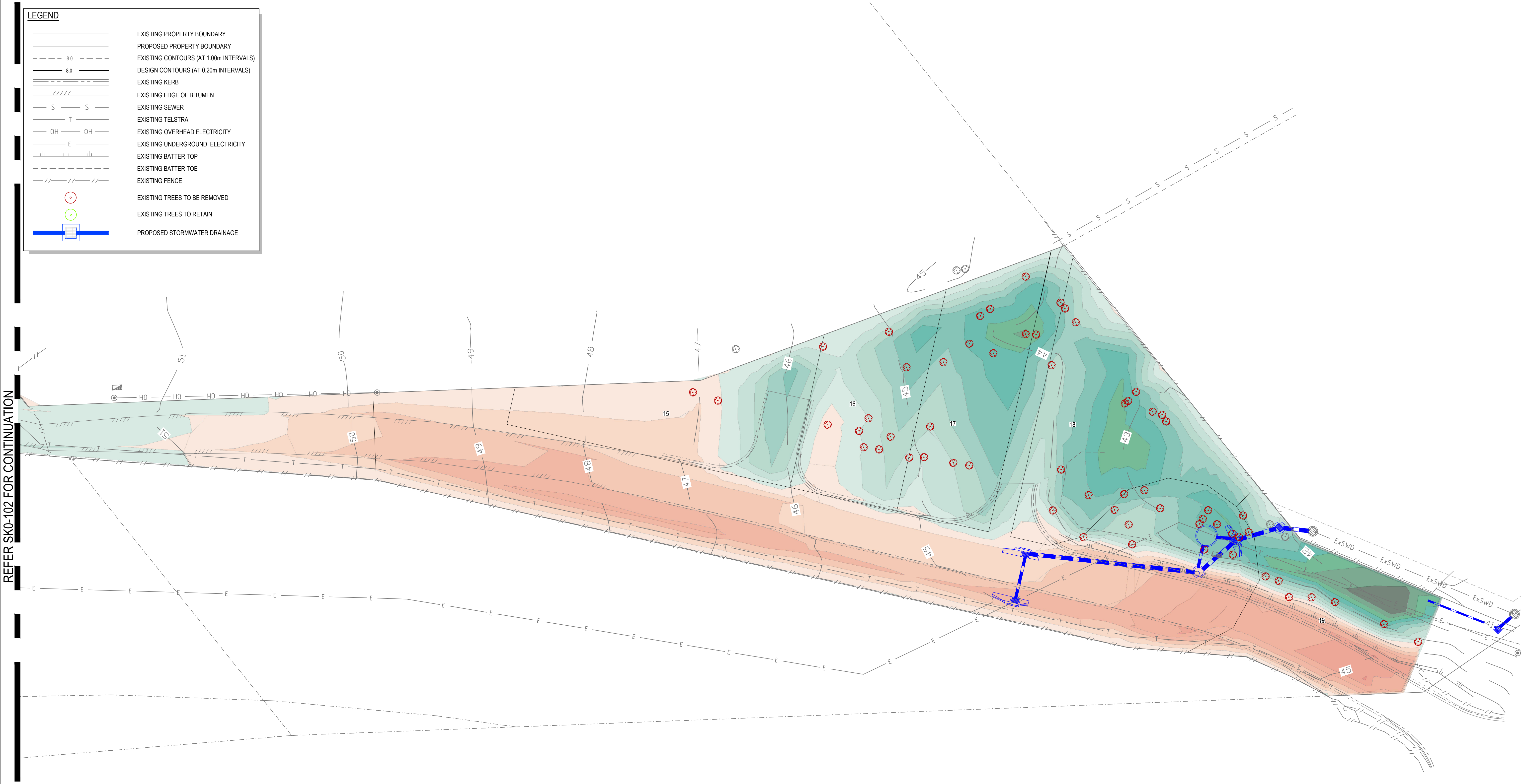
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT TREE IMPACT
LAYOUT PLAN
SHEET 2

FOR INFORMATION

JOB No: 10603 - DWG No: SK1-102 - REV: C



LEGEND

	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
8.0	EXISTING CONTOURS (AT 1.00m INTERVALS)
8.0	DESIGN CONTOURS (AT 0.20m INTERVALS)
	EXISTING KERB
	EXISTING EDGE OF BITUMEN
S S	EXISTING SEWER
T	EXISTING TELSTRA
OH OH	EXISTING OVERHEAD ELECTRICITY
E	EXISTING UNDERGROUND ELECTRICITY
	EXISTING BATTER TOP
	EXISTING BATTER TOE
	EXISTING FENCE
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO RETAIN
	PROPOSED STORMWATER DRAINAGE

BEFORE YOU DIG www.byda.com.au

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
B	FOR APPROVAL	25.07.24	NS	TR
A	ISSUED FOR INFORMATION	15.12.23	NS	TR

DESIGNER: DMP
DRAFTING QA: NS
DESIGN QA: EC
QA CHECKED: EC

Inertia
ABN 82 115 498 023 Phone: 3857 7868
E-mail: info@inertiaeng.com.au

CLIENT:
PLATTING 88 PTY LTD
QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT:

SCALE BARS:
0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT TREE IMPACT
LAYOUT PLAN
SHEET 3

FOR INFORMATION

JOB No	DWG No	REV
10603	SK1-103	C

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- EXISTING CONTOURS (AT 1.00m INTERVALS)
- DESIGN CONTOURS (AT 0.25m INTERVALS)
- EXISTING KERB
- EXISTING EDGE OF BITUMEN
- EXISTING SEWER
- EXISTING TELSTRA
- EXISTING OVERHEAD ELECTRICITY
- EXISTING UNDERGROUND ELECTRICITY
- EXISTING BATTER TOP
- EXISTING BATTER TOE
- EXISTING FENCE
- PROPOSED BATTER TOP
- PROPOSED BATTER TOE
- PROPOSED KERB
- PROPOSED ROAD CENTRELINE
- PROPOSED STAGE BOUNDARY
- PROPOSED RETAINING WALL
- PL XX.XX — FINISHED PAD LEVEL

REFER C2-102 FOR CONTINUATION

BATTER 1 IN 4 MAX.
BATTER 1 IN 3 MAX.
BATTER 1 IN 4 MAX. TO AND FROM PROPOSED RETAINING WALL
1 IN 4 BATTER MINIMALLY EXTENDED INTO COMMON PROPERTY - TREES TO BE RETAINED
ROAD 01
0.2m
0.5m
0.1m
0.4m

CUT & FILL LEGEND

EXCAVATION	FILLING
0.01m - 0.20m	
0.20m - 0.40m	
0.40m - 0.60m	
0.60m - 0.80m	
0.80m - 1.00m	
1.00m - 1.20m	
1.20m - 1.40m	
1.40m - 1.60m	
1.60m - 1.90m	

NOTE

THE ORIGINAL OF THIS DRAWING WAS PRODUCED USING COLOUR SEPARATION FOR GREATER CLARITY. WORKING WITH A BLACK AND WHITE COPY MAY CAUSE ERRORS. IF THIS DRAWING IS NOT COLOUR THEN YOU DO NOT HAVE THE CORRECT PRESENTATION AND SHOULD CONTACT INERTIA ENGINEERING ON (07) 3857 7868.

CONSTRUCTION NOTE:

ALL PROPOSED WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH GENERAL NOTES ON DWG No. C0-101 WHICH IS TO BE REQUESTED AND VIEWED PRIOR TO COMMENCEMENT OF CONSTRUCTION, IF NOT SUPPLIED.

EARTHWORKS VOLUMES

(EXISTING SURFACE TO DESIGN SURFACE)

TOTAL CUT	2389m³
TOTAL FILL	2721m³
IMPORT MATERIAL	332m³

BULK EARTHWORKS NOTES:

1. ALL EARTHWORKS MUST BE MANAGED IN ACCORDANCE WITH THE VEGETATION MANAGEMENT PLAN (VMP) INCLUDING INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF WORKS.
2. INTERFACE WITH EXISTING TO LIMIT DISTURBANCE TO ADJACENT VEGETATION AND EXISTING INFRASTRUCTURE (WHERE POSSIBLE)
3. ALL WORKS REQUIRED WITHIN TREE PROTECTION ZONES (TPZ) SHALL BE UNDERTAKEN UNDER THE SUPERVISION OF AN ARBORIST.
4. AREAS NOT REQUIRING EARTHWORKS ARE TO REMAIN UNDISTURBED.
5. CUT/FILL IS TO SUB-GRADE / BOX LEVELS AND CONSIDERS 200mm TOPSOIL STRIP.
6. FINAL VOLUME OF EARTHWORKS TO BE CONFIRMED FOLLOWING STRIP OF ALL TOPSOIL / ORGANIC MATERIAL FROM SITE.
7. VOLUMES HAVE NOT CONSIDERED UNSUITABLE MATERIAL REPLACEMENT. THIS QUANTITY (IF REQUIRED) SHALL BE CONFIRMED AND APPROVED WITH SUPERVISING ENGINEER PRIOR TO WORKS BEING COMPLETED
8. CUT AND FILL IS PROVIDED FOR GUIDANCE ONLY AND DENOTES LEVEL DIFFERENCE BETWEEN FINISHED SURFACE AND EXISTING / NATURAL SURFACE.
9. AREAS NOT REQUIRING EARTHWORKS ARE TO REMAIN UNDISTURBED.

BEFORE YOU DIG www.byda.com.au

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
B	FOR APPROVAL	25.07.24	NS	TR
A	ISSUED FOR INFORMATION	15.12.23	NS	TR

DESIGNER: DMP
DRAFTING QA: NS
DESIGN QA: EC
QA CHECKED: EC

Inertia
ABN 82 115 498 023
Phone: 3857 7868
E-mail: info@inertaeng.com.au

CLIENT: PLATTING 88 PTY LTD
QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT:

SCALE BARS: 0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT: PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

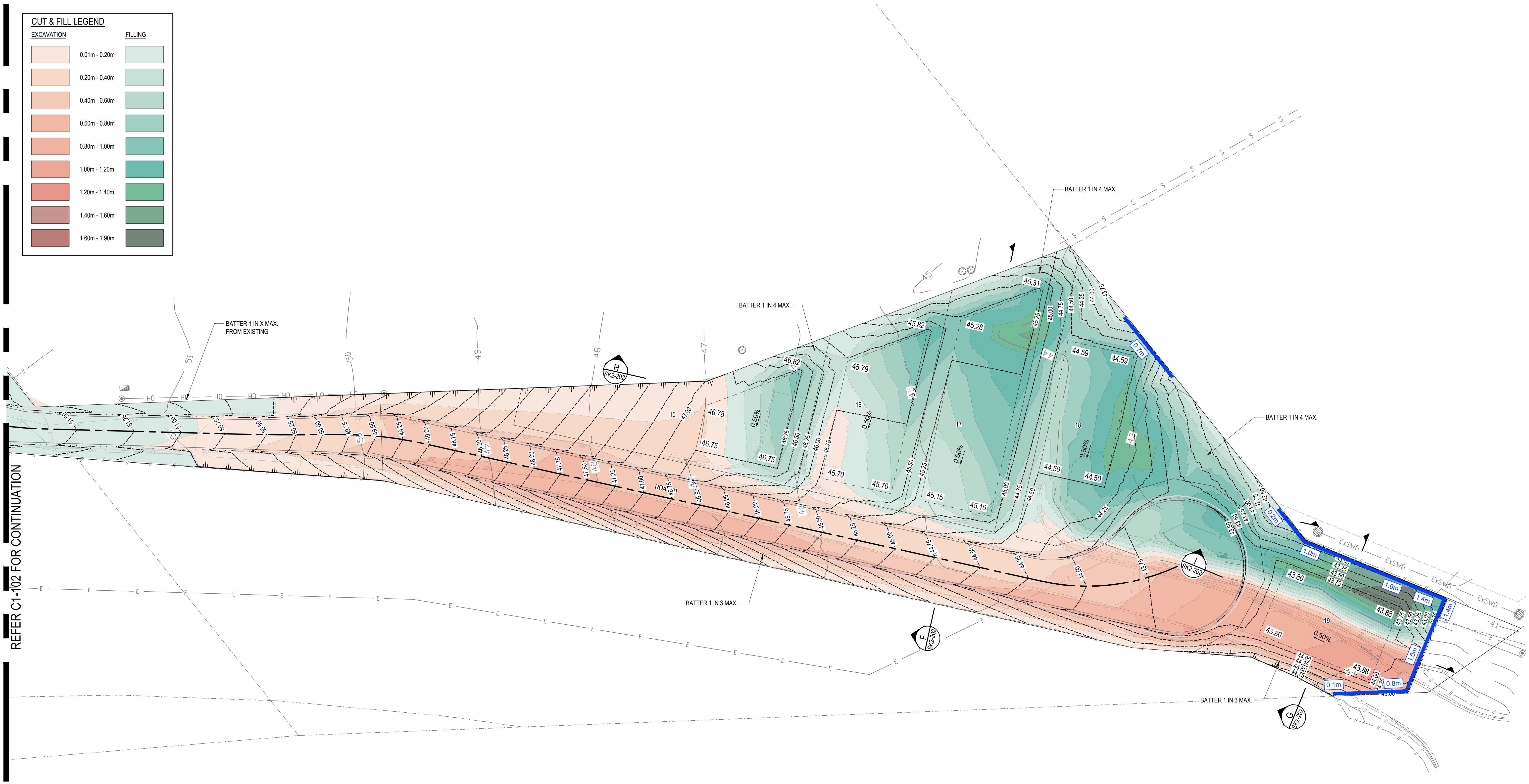
DRAWING TITLE: CONCEPT BULK EARTHWORKS LAYOUT PLAN SHEET 1

FOR INFORMATION

JOB No	DWG No	REV
10603	SK2-101	C

CUT & FILL LEGEND

EXCAVATION / FILLING
0.01m - 0.20m
0.20m - 0.40m
0.40m - 0.60m
0.60m - 0.80m
0.80m - 1.00m
1.00m - 1.20m
1.20m - 1.40m
1.40m - 1.60m
1.60m - 1.90m



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C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
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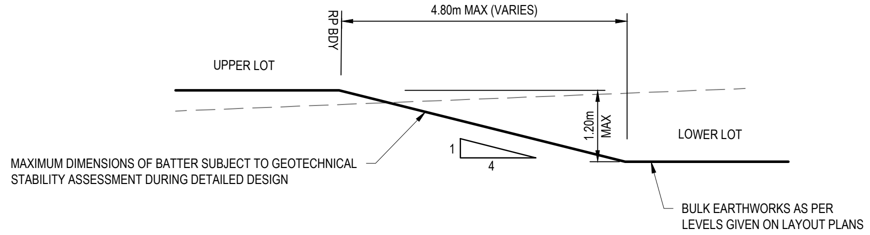
SCALE 1:250 (A1) 1:500 (A3)

PROJECT: PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE: CONCEPT BULK EARTHWORKS
LAYOUT PLAN
SHEET 2

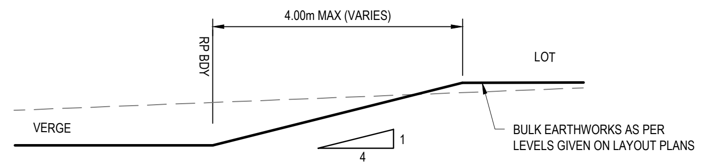
FOR INFORMATION

JOB No	DWG No	REV
10603	SK2-102	C



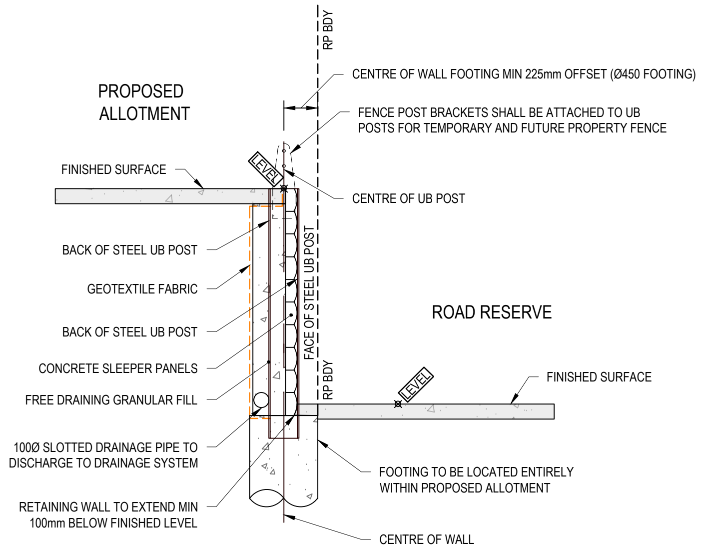
BATTER DETAIL BETWEEN LOTS

NOT TO SCALE



LOT HIGHER THAN VERGE BATTER DETAIL

NOT TO SCALE



TYPICAL SECTION - SINGLE TIER (MAX 1.5m) CONCRETE SLEEPER / UB POST RETAINING WALL

NOT TO SCALE

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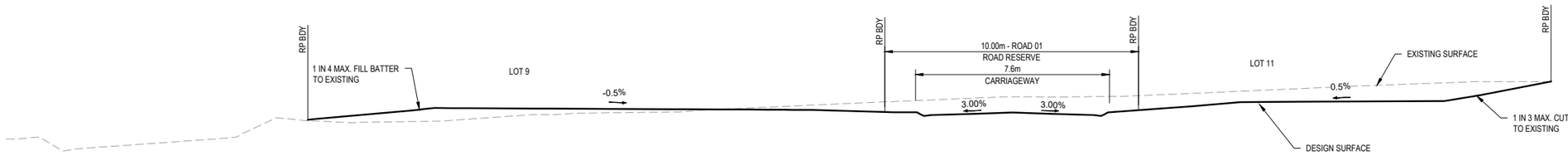
SCALE BARS: 0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT: PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

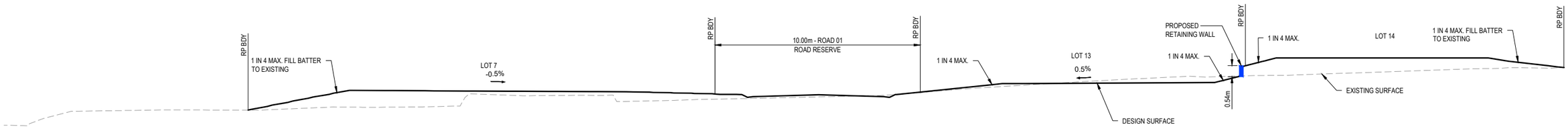
DRAWING TITLE: CONCEPT BULK EARTHWORKS
LAYOUT PLAN
SHEET 3

FOR INFORMATION

JOB No	DWG No	REV
10603	SK2-103	C



SECTION A SK2-101
SCALE: 1:100



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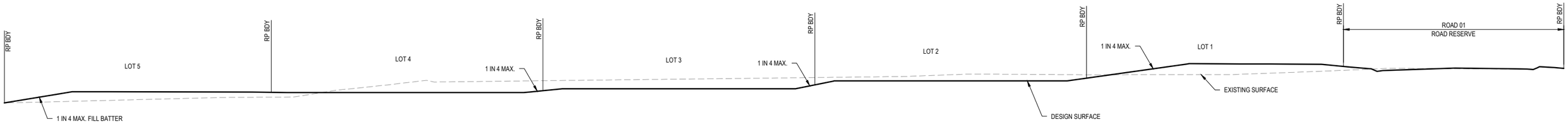

SECTION C SK2-101
SCALE: 1:100

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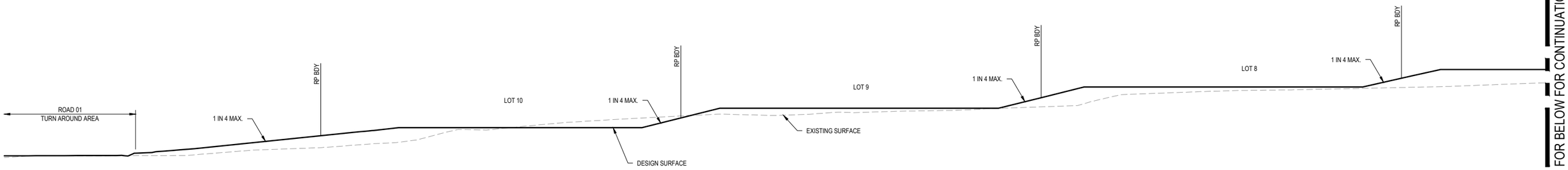

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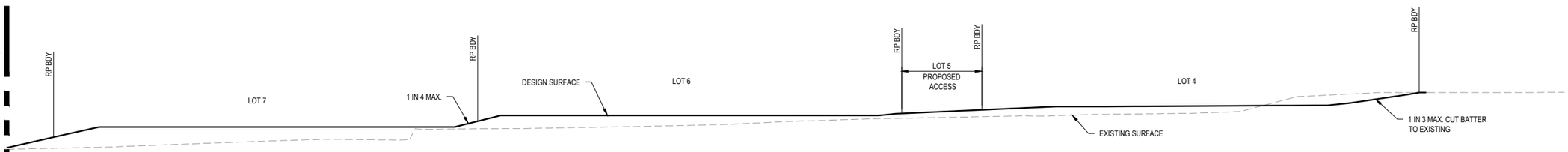

SECTION D SK2-101
SCALE: 1:100

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REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
B	FOR APPROVAL	25.07.24	NS	TR
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DRAFTING QA: NS
DESIGN QA: EC
QA CHECKED: EC

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Phone: 3857 7868
E-mail: info@inertiaeng.com.au

CLIENT: PLATTING 88 PTY LTD
QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT:

SCALE BARS: 0 2 4 6m
SCALE 1:100 (A1) 1:200 (A3)

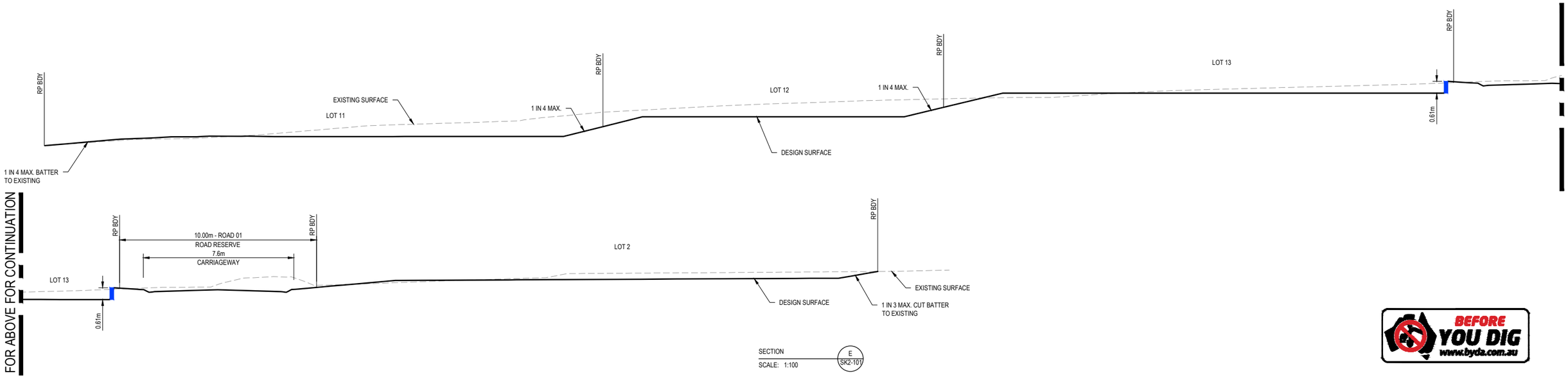
PROJECT: PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE: CONCEPT BULK EARTHWORKS
SITE SECTIONS
SHEET 1

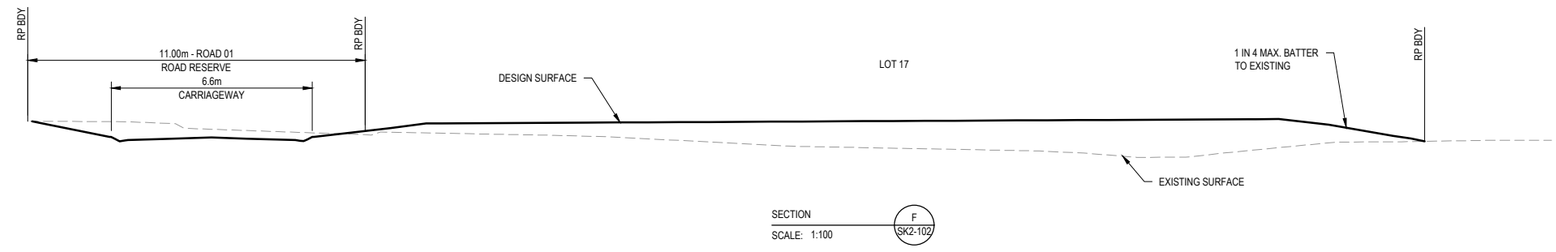
FOR INFORMATION

JOB No	DWG No	REV
10603	SK2-201	C

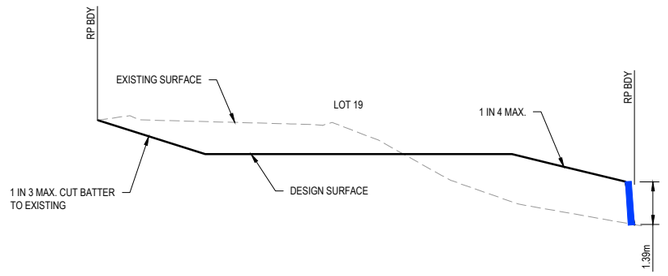
C:\Users\Admin\OneDrive\Documents\INERTIA PROJECTS\10603 - 160 Miles Platting Rd\1 DWG\PRODUCTION DRAWINGS



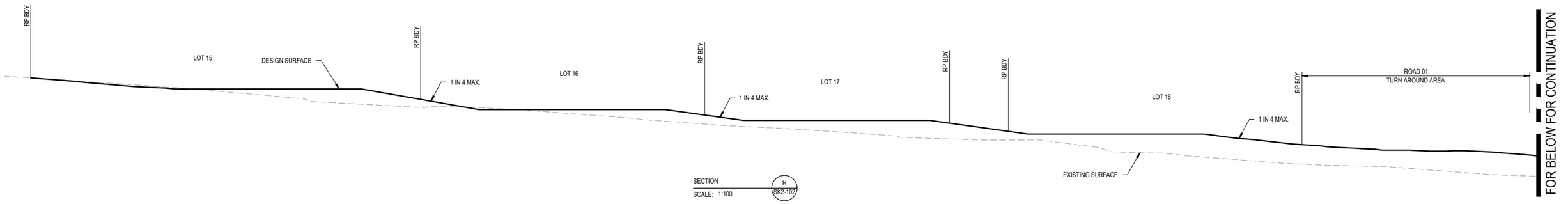
SECTION E SK2-101
SCALE: 1:100



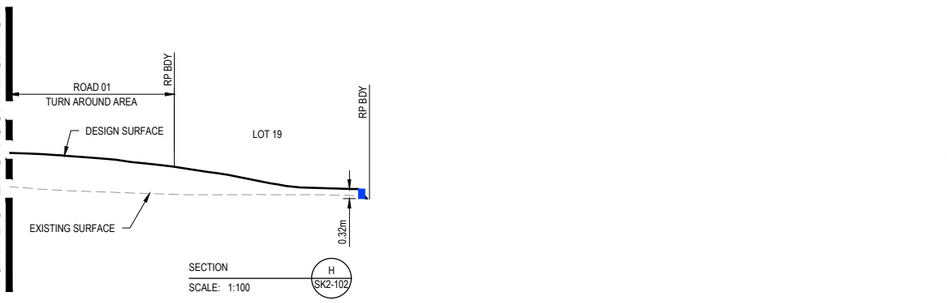
SECTION F SK2-102
SCALE: 1:100



SECTION G SK2-102
SCALE: 1:100



SECTION H SK2-102
SCALE: 1:100



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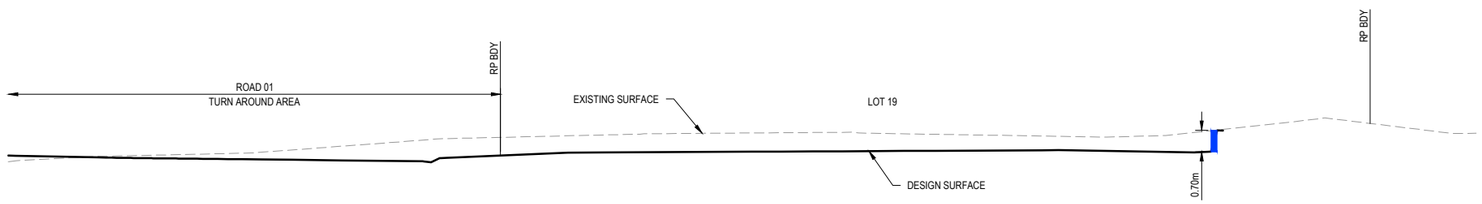

SECTION I SK2-102
SCALE: 1:100

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
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QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT:

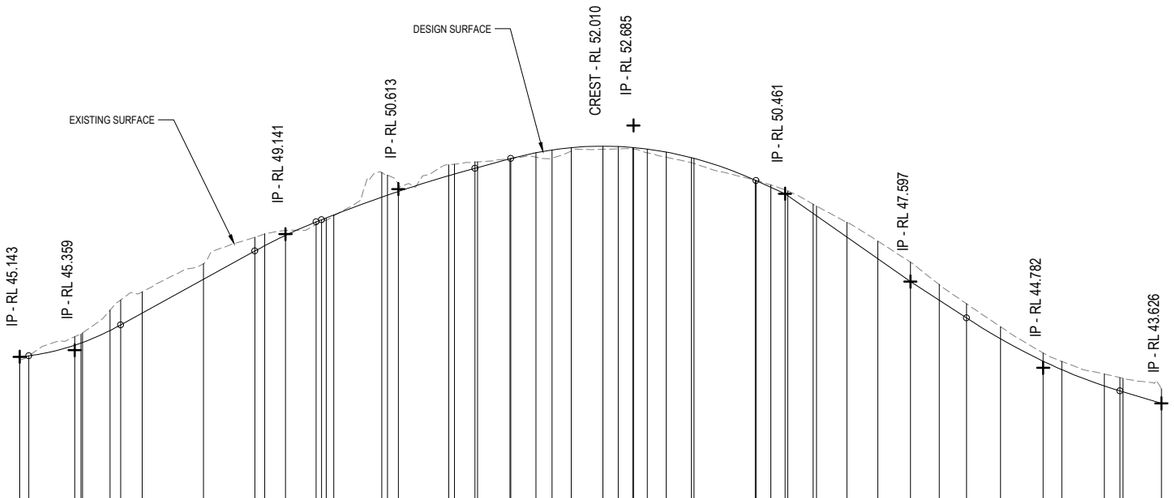
SCALE BARS: 0 2 4 6m
SCALE 1:100 (A1) 1:200 (A3)

PROJECT: PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE: CONCEPT BULK EARTHWORKS
SITE SECTIONS
SHEET 2

FOR INFORMATION

JOB No	DWG No	REV
10603	SK2-202	C



EXISTING CROWN OF ROAD LEVELS	ROAD CROWN CUT / FILL DEPTHS	DESIGN ROAD CROWN LEVELS	ROAD CONTROL LINE CHAINAGE
45.043	0.100	45.143	0.000
45.173	0.005	45.179	2.978
45.803	-0.283	45.520	17.978
45.889	-0.298	45.591	20.000
45.920	-0.310	45.611	20.549
46.666	-0.663	46.003	29.546
46.994	-0.810	46.184	32.978
47.261	-0.691	46.570	40.000
48.178	-0.508	47.670	60.000
49.042	-0.451	48.591	76.753
49.155	-0.389	48.766	80.000
49.261	-0.157	49.104	86.753
49.464	0.077	49.541	96.753
49.554	0.059	49.613	98.547
49.594	0.077	49.671	100.000
49.735	0.034	49.769	102.487
51.152	-0.804	50.348	118.182
51.064	-0.653	50.411	120.000
50.773	-0.241	50.532	123.547
51.408	-0.360	51.048	140.000
51.422	-0.320	51.102	141.866
51.496	-0.208	51.288	148.547
51.500	-0.190	51.311	149.383
51.599	-0.002	51.598	160.000
51.603	0.002	51.605	160.276
51.650	0.146	51.796	168.444
51.618	0.268	51.886	173.706
51.853	0.109	51.963	180.000
51.909	0.101	52.010	190.281
51.923	0.076	51.999	195.314
51.913	0.055	51.968	200.000
51.910	0.056	51.965	200.276
51.793	0.122	51.915	204.800
51.649	0.168	51.818	210.963
51.469	0.166	51.635	219.140
51.448	0.165	51.613	220.000
50.899	-0.001	50.898	240.000
50.890	-0.005	50.885	240.276
50.747	-0.078	50.668	245.095
50.592	-0.131	50.461	249.711
50.552	-0.153	50.399	250.592
50.120	-0.301	49.820	258.870
50.058	-0.318	49.740	260.000
49.531	-0.482	49.049	269.874
48.916	-0.576	48.340	280.000
48.234	-0.637	47.597	290.622
47.499	-0.512	46.987	300.000
46.875	-0.467	46.407	308.922
46.125	-0.394	45.730	320.000
45.270	-0.269	45.001	333.922
44.995	-0.269	44.725	340.000
44.584	-0.391	44.193	353.862
44.466	-0.434	44.032	358.922
44.438	-0.438	44.000	360.000
44.094	-0.468	43.626	372.471

LONGITUDINAL SECTION - ROAD 01

SCALE 1 : 1000 Horiz.
1 : 100 Vert.

BEFORE
YOU DIG
www.byda.com.au

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
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DESIGNER
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DRAFTING QA
NS
DESIGN QA
EC
QA CHECKED
EC

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CLIENT:
PLATTING 88 PTY LTD
QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT:

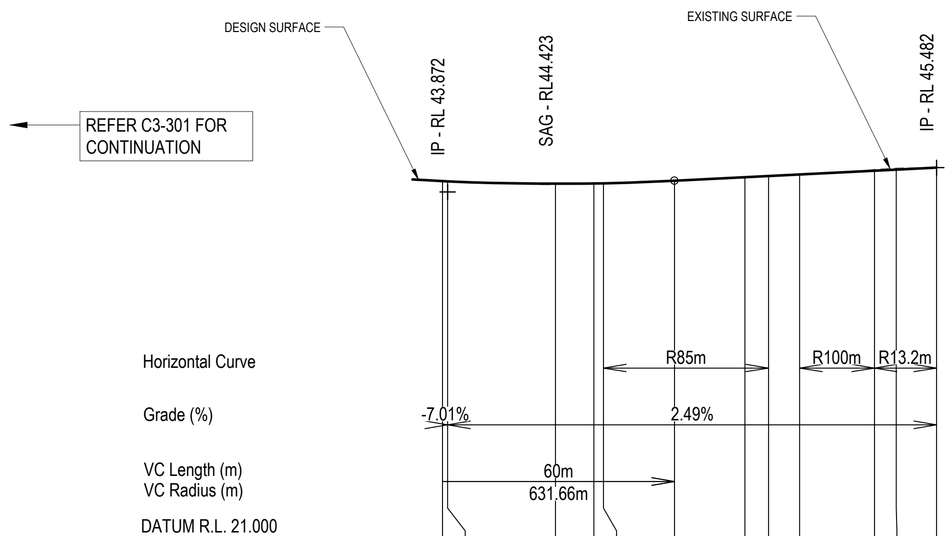
SCALE BARS:
HORIZONTAL SCALE 1:1000 (A1) 1:2000 (A3)
0 20 40 60m
0 2 4 6m
VERTICAL SCALE 1:100 (A1) 1:200 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT ROADWORKS
LONGITUDINAL SECTIONS
SHEET 1

FOR INFORMATION

JOB No	DWG No	REV
10603	- SK3-301	- C



LIP OF KERB LEVELS LHS	44.510	44.496	44.333	44.354	44.365	44.529	44.762	44.839	44.942			
LIP OF KERB LEVELS RHS	44.510	44.496	44.333	44.354	44.365	44.529	44.762	44.839	44.942	45.188	45.260	
EXISTING CROWN OF ROAD LEVELS	44.584	44.573	44.379	44.414	44.423	44.598	44.831	44.918	45.022	45.354	45.452	
ROAD CROWN CUT / FILL DEPTHS	0.015	0.011	0.043	0.029	0.032	0.021	0.020	0.011	0.010	-0.076	-0.103	
DESIGN ROAD CROWN LEVELS	44.599	44.584	44.423	44.443	44.455	44.619	44.851	44.929	45.032	45.277	45.349	45.482
ROAD CONTROL LINE CHAINAGE	320.000	320.664	334.937	340.000	341.290	350.664	360.000	363.127	367.250	377.123	380.000	385.334

LONGITUDINAL SECTION - ROAD 01

SCALE 1 : 500 Horiz.

1 : 250 Vert.

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DESIGNER DMP
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DESIGN QA EC
QA CHECKED EC

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ASSOCIATED CONSULTANT:

NORTH POINT:

SCALE BARS:
HORIZONTAL SCALE 1:500 (A1) 1:1000 (A3)
VERTICAL SCALE 1:250 (A1) 1:500 (A3)

PROJECT: PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE: CONCEPT ROADWORKS
LONGITUDINAL SECTIONS
SHEET 2

FOR INFORMATION

JOB No 10603 - DWG No SK3-302 - REV C

LEGEND

Symbol	Description
———	EXISTING PROPERTY BOUNDARY
— — — 80 — — —	EXISTING CONTOURS (AT 0.25m INTERVALS)
═══	EXISTING KERB
——— — ———	EXISTING ROAD CENTRELINE
///// ———	EXISTING EDGE OF BITUMEN
——— SWD ———	EXISTING STORMWATER
— S ——— S —	EXISTING SEWER
— W ——— W —	EXISTING WATER
——— T ———	EXISTING TELSTRA
— OH ——— OH —	EXISTING OVERHEAD ELECTRICITY
——— E ———	EXISTING UNDERGROUND ELECTRICITY
	EXISTING BATTER TOP
— — — — — —	EXISTING BATTER TOE
—//——//——//—	EXISTING FENCE
	EXISTING BUILDING
▬ ▬ ▬ ▬	CATCHMENT BOUNDARY
C1	CATCHMENT LABEL
EPOD	EXISTING POINT OF DISCHARGE
	EXISITNG SEASONAL WATER BODIES EXTENOT TO SCALE FLUCTUATE
→	SURFACE FLOW DIRECTION

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
B	FOR APPROVAL	25.07.24	NS	TR
A	ISSUED FOR INFORMATION	15.12.23	NS	TR

DESIGNER: DMP
DRAFTING QA: NS
DESIGN QA: EC
QA CHECKED: EC

Inertia
ABN 82 115 498 023
Phone: 3857 7868
E-mail: info@inertiaeng.com.au

CLIENT:
PLATTING 88 PTY LTD
QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT: N

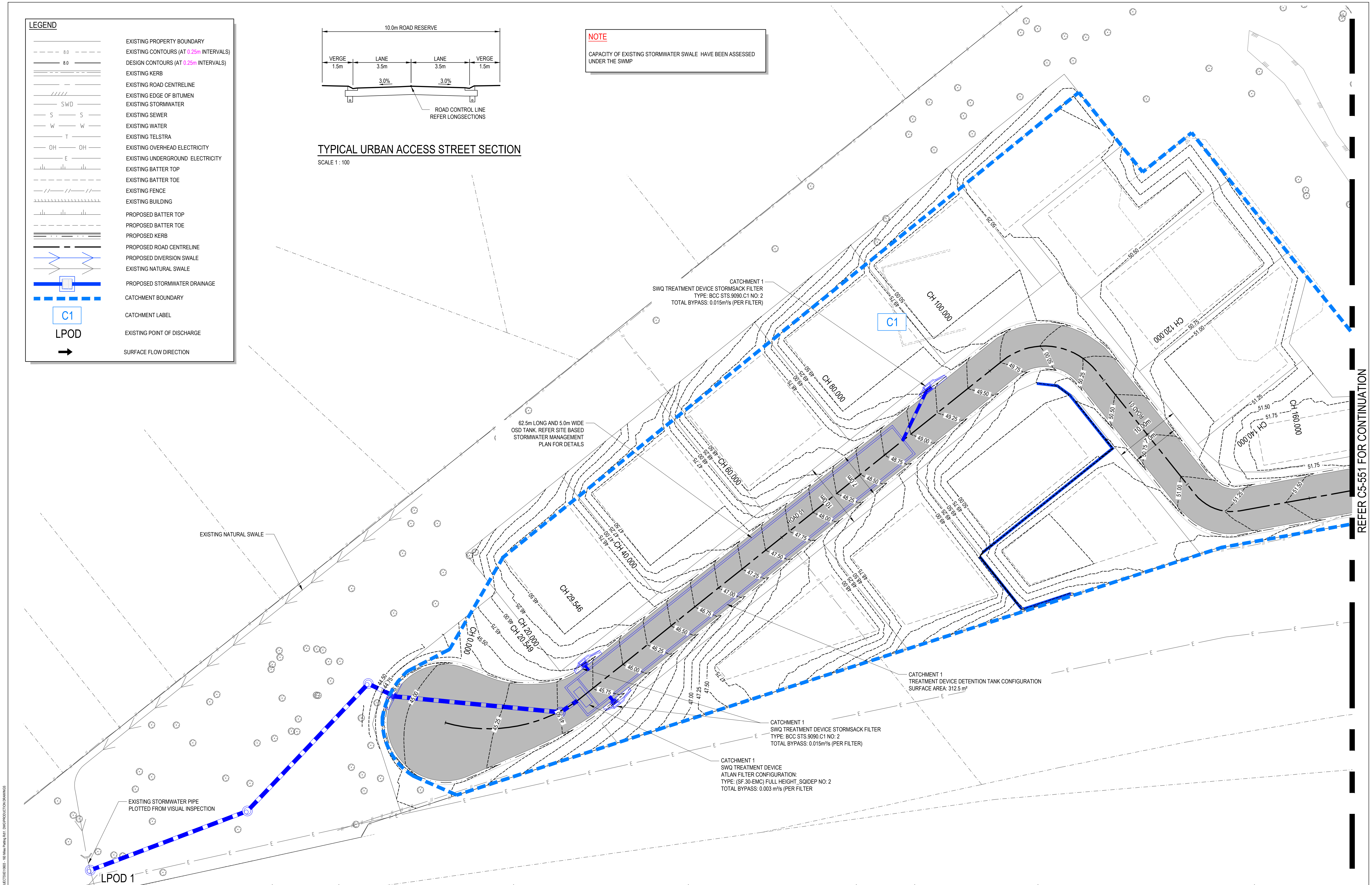
SCALE BARS: 0 20 40 60m
SCALE 1:1000 (A1) 1:2000 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT STORMWATER DRAINAGE
PRE DEVELOPMENT
CATCHMENT PLAN

FOR INFORMATION

JOB No	DWG No	REV
10603	SK5-501	C


LEGEND
EXISTING PROPERTY BOUNDARY
EXISTING CONTOURS (AT 0.25m INTERVALS)
DESIGN CONTOURS (AT 0.25m INTERVALS)
EXISTING KERB
EXISTING ROAD CENTRELINE
EXISTING EDGE OF BITUMEN
EXISTING STORMWATER
EXISTING SEWER
EXISTING WATER
EXISTING TELSTRA
EXISTING OVERHEAD ELECTRICITY
EXISTING UNDERGROUND ELECTRICITY
EXISTING BATTER TOP
EXISTING BATTER TOE
EXISTING FENCE
EXISTING BUILDING
PROPOSED BATTER TOP
PROPOSED BATTER TOE
PROPOSED KERB
PROPOSED ROAD CENTRELINE
PROPOSED DIVERSION SWALE
EXISTING NATURAL SWALE
PROPOSED STORMWATER DRAINAGE
CATCHMENT BOUNDARY
C1
CATCHMENT LABEL
LPOD
EXISTING POINT OF DISCHARGE
SURFACE FLOW DIRECTION
10.0m ROAD RESERVE
VERGE 1.5m
LANE 3.5m
LANE 3.5m
VERGE 1.5m
3.0%
3.0%
ROAD CONTROL LINE REFER LONGSECTIONS
TYPICAL URBAN ACCESS STREET SECTION
SCALE 1 : 100
NOTE
CAPACITY OF EXISTING STORMWATER SWALE HAVE BEEN ASSESSED UNDER THE SWMP
CATCHMENT 1
SWQ TREATMENT DEVICE STORMSACK FILTER
TYPE: BCC STS.9090.C1 NO: 2
TOTAL BYPASS: 0.015m³/s (PER FILTER)
62.5m LONG AND 5.0m WIDE OSD TANK. REFER SITE BASED STORMWATER MANAGEMENT PLAN FOR DETAILS
EXISTING NATURAL SWALE
CATCHMENT 1
TREATMENT DEVICE DETENTION TANK CONFIGURATION
SURFACE AREA: 312.5 m²
CATCHMENT 1
SWQ TREATMENT DEVICE STORMSACK FILTER
TYPE: BCC STS.9090.C1 NO: 2
TOTAL BYPASS: 0.015m³/s (PER FILTER)
CATCHMENT 1
SWQ TREATMENT DEVICE
ATLAN FILTER CONFIGURATION:
TYPE: (SF.30-EMC) FULL HEIGHT_SQIDEP NO: 2
TOTAL BYPASS: 0.003 m³/s (PER FILTER
EXISTING STORMWATER PIPE PLOTTED FROM VISUAL INSPECTION
LPOD 1
CH 0.000
CH 20.000
CH 20.549
CH 29.546
CH 40.000
CH 60.000
CH 80.000
CH 100.000
CH 120.000
CH 140.000
CH 160.000
ROAD 01
10.00m
7.0m
REFER C5-551 FOR CONTINUATION

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
B	FOR APPROVAL	25.07.24	NS	TR
A	ISSUED FOR INFORMATION	15.12.23	NS	TR

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DRAFTING QA: NS
DESIGN QA: EC
QA CHECKED: EC

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QINGHUA ZANG
33 658 174 362

ASSOCIATED CONSULTANT:

NORTH POINT:

SCALE BARS:
0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT STORMWATER DRAINAGE
POST DEVELOPMENT
CATCHMENT PLAN SHEET 1

FOR INFORMATION

JOB No	DWG No	REV
10603	SK5-550	C

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
B	FOR APPROVAL	25.07.24	NS	TR
A	ISSUED FOR INFORMATION	15.12.23	NS	TR

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DESIGN QA: EC
QA CHECKED: EC

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ASSOCIATED CONSULTANT:

NORTH POINT:

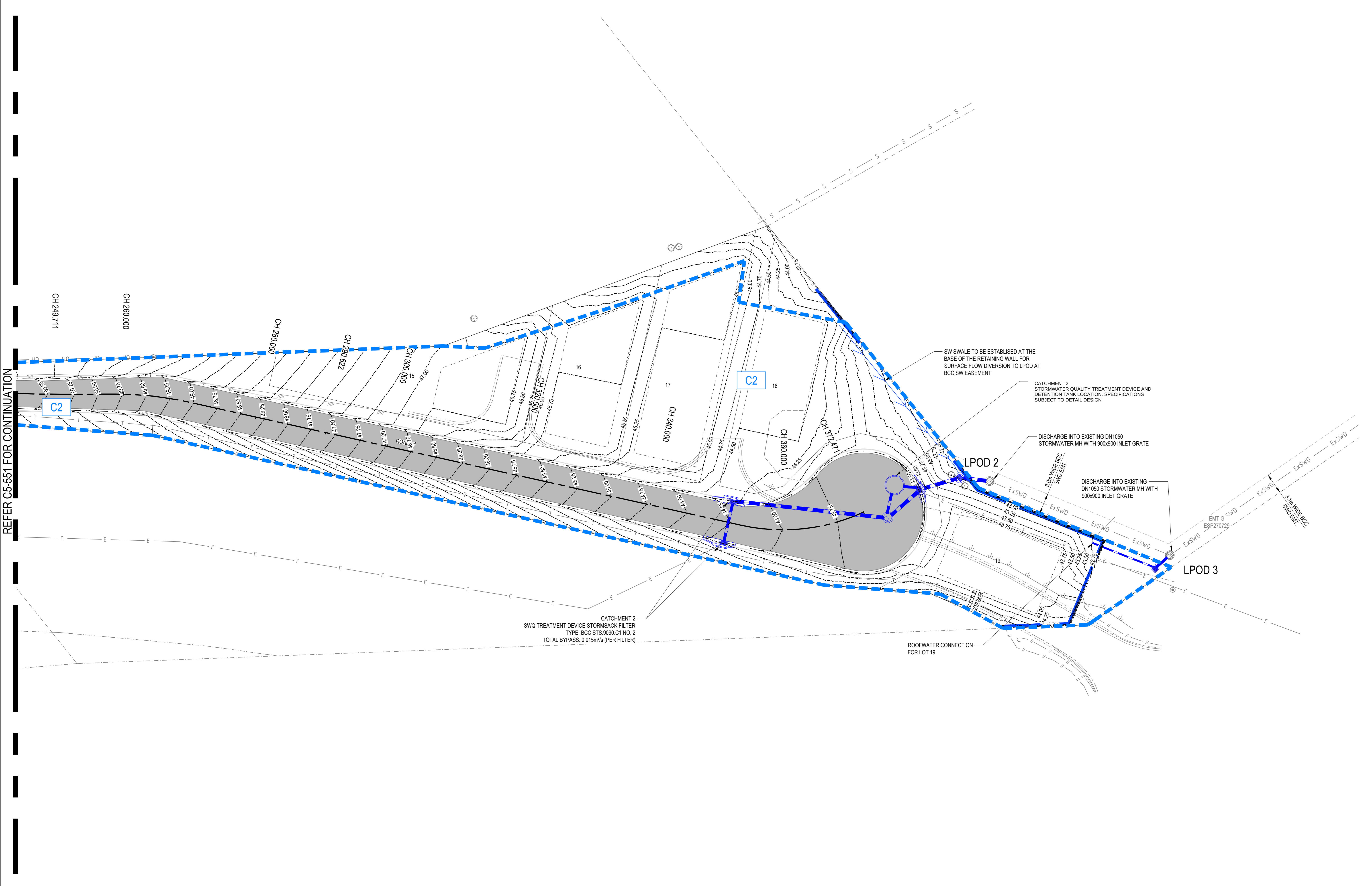
SCALE BARS:
0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT STORMWATER DRAINAGE
POST DEVELOPMENT
CATCHMENT PLAN SHEET 2

FOR INFORMATION

JOB No	DWG No	REV
10603	- SK5-551 -	C



REFER C5-551 FOR CONTINUATION
CH 249.711
CH 260.000
CH 280.000
CH 290.622
CH 300.000
CH 320.000
CH 340.000
CH 360.000
CH 372.471
C2
C2
16
17
18
19
LPOD 2
LPOD 3
SW SWALE TO BE ESTABLISED AT THE BASE OF THE RETAINING WALL FOR SURFACE FLOW DIVERSION TO LPOD AT BCC SW EASEMENT
CATCHMENT 2 STORMWATER QUALITY TREATMENT DEVICE AND DETENTION TANK LOCATION. SPECIFICATIONS SUBJECT TO DETAIL DESIGN
DISCHARGE INTO EXISTING DN1050 STORMWATER MH WITH 900x900 INLET GRATE
DISCHARGE INTO EXISTING DN1050 STORMWATER MH WITH 900x900 INLET GRATE
3.0m WIDE BCC SWD EMT.
3.1m WIDE BCC SWD EMT.
EMT G ESP270729
CATCHMENT 2
SWQ TREATMENT DEVICE STORMSACK FILTER
TYPE: BCC STS.9090.C1 NO. 2
TOTAL BYPASS: 0.015m³/s (PER FILTER)
ROOFWATER CONNECTION FOR LOT 19

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
B	FOR APPROVAL	25.07.24	NS	TR
A	ISSUED FOR INFORMATION	15.12.23	NS	TR

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DRAFTING QA: NS
DESIGN QA: EC
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ASSOCIATED CONSULTANT:

NORTH POINT:

SCALE BARS:
0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT STORMWATER DRAINAGE
POST DEVELOPMENT
CATCHMENT PLAN SHEET 3

FOR INFORMATION

JOB No	DWG No	REV
10603	SK5-552	C


LEGEND
EXISTING PROPERTY BOUNDARY
PROPOSED EASEMENT
EXISTING CONTOURS (AT 1.00m INTERVALS)
DESIGN CONTOURS (AT 0.20m INTERVALS)
EXISTING KERB
EXISTING ROAD CENTRELINE
EXISTING EDGE OF BITUMEN
EXISTING STORMWATER
EXISTING SEWER
EXISTING TELSTRA
EXISTING OVERHEAD ELECTRICITY
EXISTING UNDERGROUND ELECTRICITY
EXISTING BATTER TOP
EXISTING BATTER TOE
EXISTING FENCE
PROPOSED BATTER TOP
PROPOSED BATTER TOE
PROPOSED KERB
PROPOSED ROAD CENTRELINE
PROPOSED STORMWATER DRAINAGE
PROPOSED WATER
PROPOSED SEWER
PROPOSED SEWER RISING MAIN
GRAVITY SEWER
TO BE OWNED AND OPERATED BY UU.
SPS AND/OR SRM MAY BE OWNED AND OPERATED PRIVATELY OR BY UU, TO BE DETERMINED DURING UU CONNECTION APPLICATION PRIOR TO OPW.
INTERNAL WATER
PROPOSED PRIVATE COMBINED FIRE AND POTABLE WATER USING IN GROUND HYDRANTS
NETWORK SUBMETERING UNDER COMMUNITY TITLE
18 LOTS, 3.6 EP PER LOT, 65 EP PUMP STATION
PRIVATE PUMP STATION WITH MASCERATOR PUMPS AQUATEC ENVIRO DUPLEX PUMP STATION
ROAD 01
REFER C7-102 FOR CONTINUATION

REV	DESCRIPTION	DATE	DRAWN	REVIEW
C	FOR APPROVAL - LOT CALC AMENDMENTS	25.03.26	DMP	EC
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ASSOCIATED CONSULTANT:

NORTH POINT:

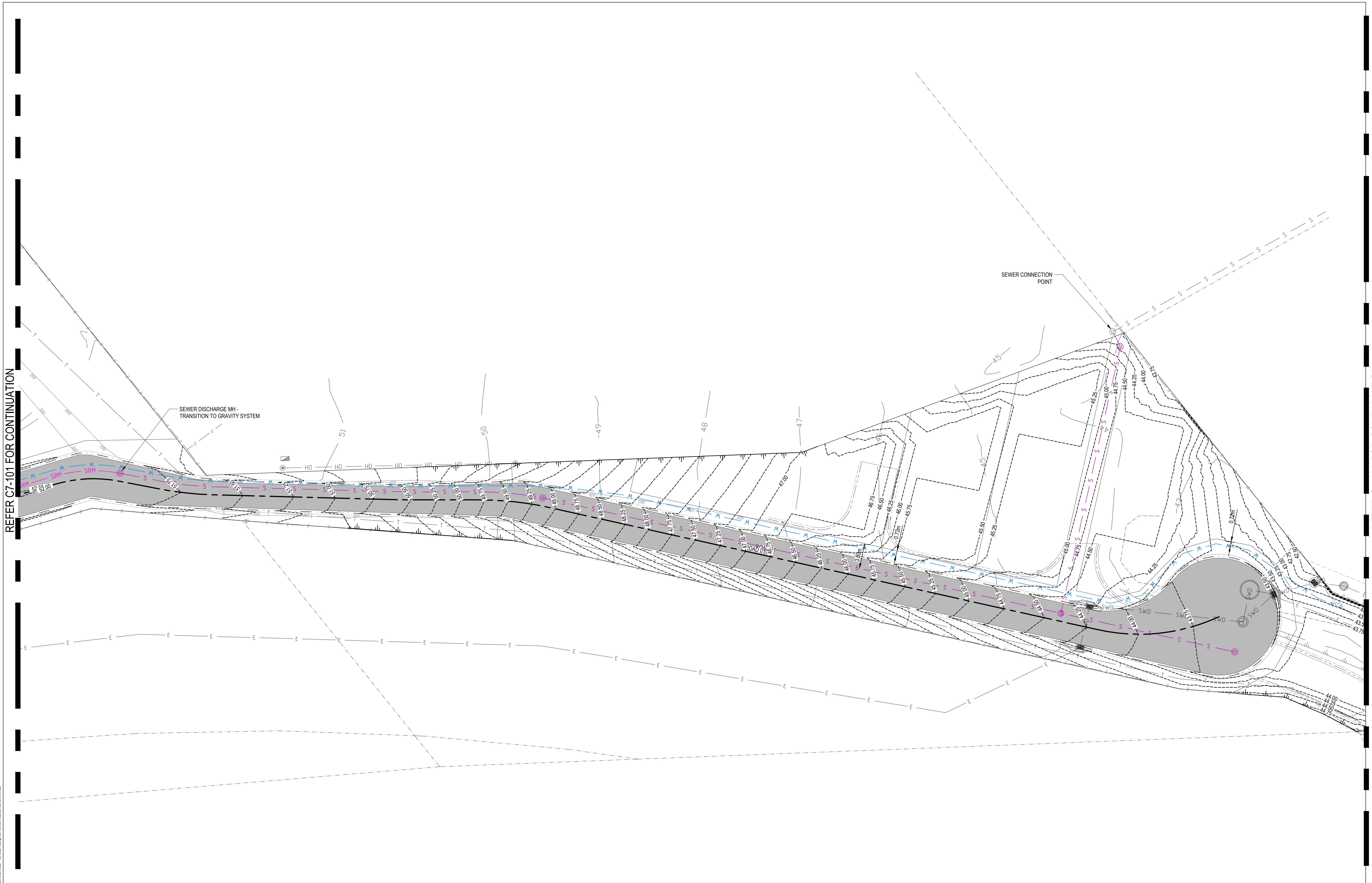
SCALE BARS: 0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT: PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE: CONCEPT SERVICES
LAYOUT PLAN
SHEET 1

FOR INFORMATION

JOB No	DWG No	REV
10603	SK7-101	C



REV	DESCRIPTION	DATE	DRAWN	REVIEW
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B	FOR APPROVAL	25.07.24	NS	TR
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ASSOCIATED CONSULTANT:

NORTH POINT:

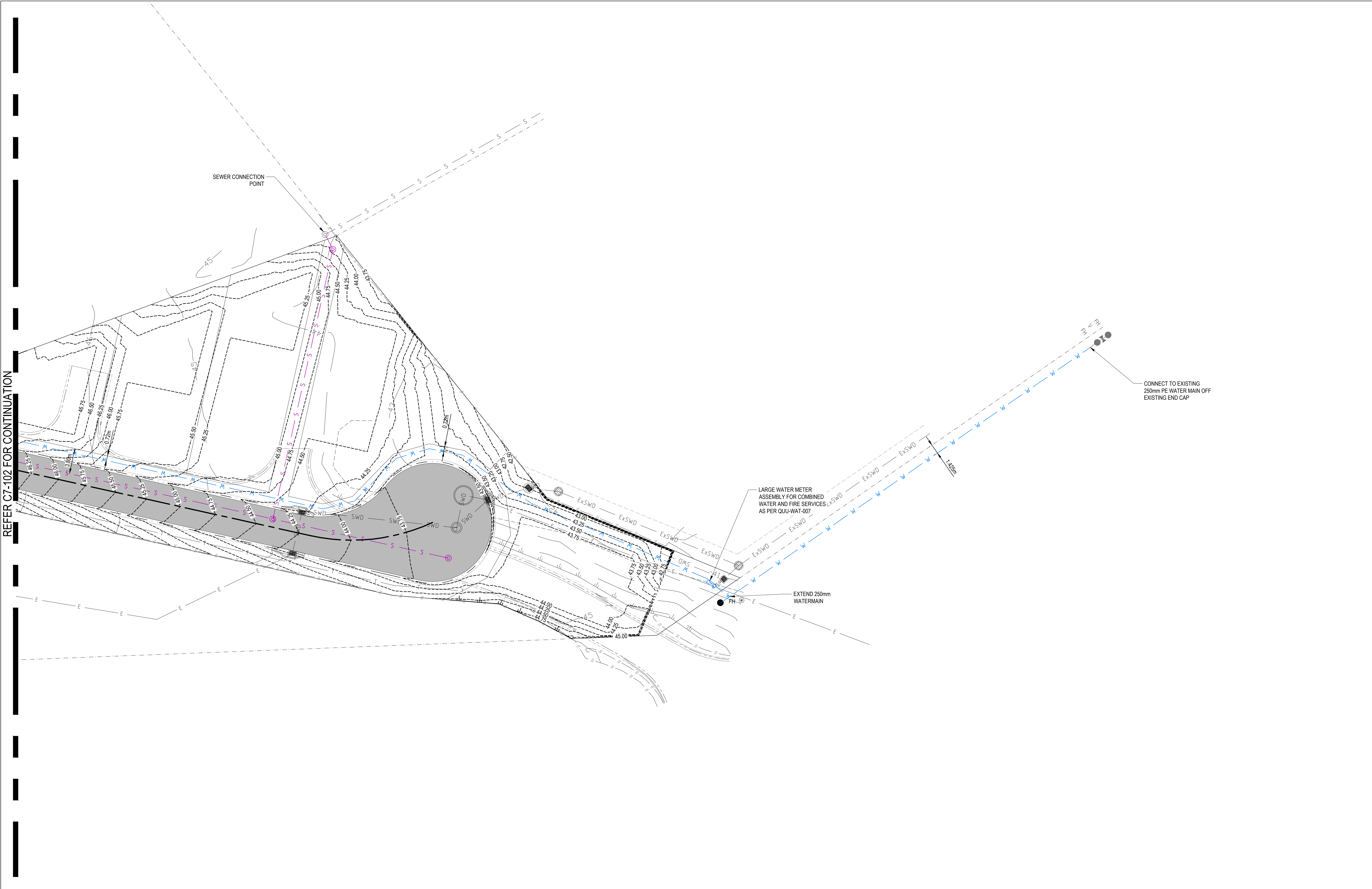
SCALE BARS:
0 2 4 6 8 10 12m
SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT SERVICES
LAYOUT PLAN
SHEET 2

FOR INFORMATION

JOB No	DWG No	REV
10603	SK7-102	C



REV	DESCRIPTION	DATE	DRAWN	REVIEW
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ASSOCIATED CONSULTANT:

NORTH POINT:

SCALE BARS:
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SCALE 1:250 (A1) 1:500 (A3)

PROJECT:
PROPOSED DEVELOPMENT
160 MILES PLATTING ROAD
EIGHT MILES PLAINS, QLD

DRAWING TITLE:
CONCEPT SERVICES
LAYOUT PLAN
SHEET 3

FOR INFORMATION

JOB No: 10603 - DWG No: SK7-103 - REV: C

Appendix D – Erosion Hazard Assessment

BRISBANE CITY COUNCIL ABN 72 002 765 795

Erosion Hazard Assessment - June 2014

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

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

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

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

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

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

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

☐ ***A 'low' risk site***

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

☐ ***A 'medium' risk site***

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

☒ ***A 'high' risk site***

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

3 Site Information and Certification

Application number (if known)

NA

Site address

160 MILES PLATTING ROAD, EIGHT MILE PLAINS

Postcode 4113

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*

KAUSHIV CHARAN

Certifier's signature

Date

06 / 12 / 2023

Assessment Table

Table 1: Low Risk Test

		Yes	*No*
1.1	is the area of land disturbance > 1000 m^2	☒	☐
1.2	does any land disturbance occur in a BCC mapped waterway corridor	☐	☒
1.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 5%	☒	☐
1.4	does any land disturbance occur below 5 m AHD	☐	☒
1.5	does development involve endorsement of a staging plan	☐	☒
1.6	is there an upstream catchment passing through the site > 1 hectare	☐	☒

Have you answered 'yes' to any of the questions in Table 1?	*Yes*	*No*
	☒	☐

If '*No*' then site is <u>low risk</u> with respect to erosion and sediment control

If '*Yes*' then proceed to Table 2

Table 2: Medium Risk Test

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

If '*No*' then site is <u>medium risk</u> with respect to erosion and sediment control

If '*Yes*' then proceed to Table 3

Table 3: High Risk Test

3.1	is there an upstream catchment passing through the site > 1 hectare	☐	☒
3.2	does any land disturbance occurs in a BCC mapped waterway corridor	☐	☒
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%	☒	☐

Have you answered 'yes' to any of the questions in Table 3?	*Yes*	*No*
	☒	☐

If '*No*' then site is <u>medium risk</u> with respect to erosion and sediment control

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

Appendix E – Brisbane City Council Codes

Project Location: 160 Miles Platting Road, Eight Mile Plains Job Reference: 10603

BCC – Filling and Excavation Code

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.	**AO**	Any proposed retaining walls and earthworks will not create adverse visual impacts to the surrounding properties.	
PO2 Development of a retaining wall proposed as a result of filling or excavation: (a) is designed and constructed to be fit for purpose; (b) does not impact adversely on significant vegetation; (c) is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation.	**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	**AO**	Retaining walls at the property boundary have been terraced where exceeding 1m in height. No significant vegetation is located in or near the subject site. Retaining wall finishes will be acceptable to Council standards. Clean fill will be used where required.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.			
	AO2.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.			
	AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.			
	AO2.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy. .			

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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**	No rock anchors are required as a part of 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.	**AO**	Construction of the development will take necessary precautions and actions to ensure the protection of existing services and public utilities.	
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	**AO5** Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	**AO**	Acceptable surface drainage has been designed in accordance with the infrastructure design planning scheme policy. Appropriate subsoil drainage will be designed at the detailed design stage according to the infrastructure design planning scheme policy.	
PO6 Development ensures that the design and construction of all open drainage works is	**AO6** Filling or excavation does not involve the construction of open drainage.	**AO**	Any filling or excavation will not involve the construction of open drainage.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.				
PO7 Development for filling or excavation: a) does not degrade water quality or adversely affect environmental values in receiving waters; b) ensures site sediment and erosion control standards are best practice.	**AO7.1** Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy. **AO7.2** Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	**AO**	Water quality treatment has been designed in accordance with the infrastructure design planning scheme policy and the State Planning Policy. An erosion and sediment control plan will be designed at the detailed design stage and will be in accordance with the infrastructure design planning scheme policy.	
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised.	**AO8.1** Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	**AO**	Erosion and sediment control measures will be implemented on site to ensure no dust emissions.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO8.2** Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	**AO**	Earthworks will be restricted to the recommended working hours.	
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	**AO**	Filling and excavation activities undertaken on site will ensure that ground-borne vibration does not exceed the criteria set out by BCC.	
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.	**AO**	Truck movements to and from site will be restricted as per BCC guidelines.	
PO11	**AO11** Development does not involve:	**AO**	Due to the existing nature of the site it is not expected that the site is listed on	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	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.		the contaminated land register. A search can be undertaken if requested. All fill material sourced for the development will be free of contaminants.	
PO12 Development provides for: a) landscaping for water conservation purposes; b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	**AO12.1** Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy. **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. **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.	**AO**	Landscaping areas are provided throughout the proposed development. Where appropriate, surface drainage has been provided to remove excess runoff from the site.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.	**AO**	The development does not involve the creation of canals or artificial waterways.	

BCC – Stormwater Code

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
Section A—If for a material change of use, reconfiguring a lot, operational work or building work **Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.**				
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (c) minimise flooding; (d) protect environmental values of receiving waters; (e) maximise the use of water sensitive urban design; (f) minimise safety risk to all persons; (g) 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.	**AO**	The proposed stormwater quality and quantity management system is designed in accordance with the Infrastructure design planning scheme policy. Please refer to the report for further design details relating to the stormwater management system. Please also refer to the existing and developed catchment plans and the proposed stormwater drainage layout.	
PO2 Development ensures that the stormwater management system and site work does not adversely impact	**AO2.1** Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	**AO**	The proposed stormwater management system is designed in compliance with the standards in the Infrastructure design planning scheme policy and will not result in an increase in flood level or flood	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	**AO2.2** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.		hazard on upstream, downstream or surrounding properties.	
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.	**AO**	The stormwater management system and lawful point of discharge is in 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.			
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.			
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.			

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	**AO4.1** Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy. **AO4.2** Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	**AO**	The development provides a stormwater conveyance system which is designed to safely convey stormwater runoff in accordance with the infrastructure design planning scheme policy. The development provides sufficient area to convey runoff in accordance 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**	No stormwater channels or creek modification works are proposed as a part of the development.	
PO6 Development ensures that location and design of stormwater detention and water quality treatment: a) minimises risk to people and property; b) provides for safe access and maintenance; c) minimises ecological impacts to creeks and waterways.	**AO6.1** Development locates stormwater detention and water quality treatment: a) outside of a waterway corridor; b) offline to any catchment not contained within the development. **AO6.2** Development providing for stormwater detention and water quality treatment devices are designed in compliance with	**AO**	The proposed stormwater quality and quantity management system is not located within a waterway corridor and is in accordance with the Infrastructure design planning scheme policy.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
	the standards in the Infrastructure design planning scheme policy.			
PO7 Development is designed, including any car parking areas and channel works to: a) reduce property damage; b) provide safe access to the site during the defined flood event.	**AO7.1** Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).	**AO**	The development will be located above the minimum flood immunity levels. Safe pedestrian and vehicle access has been designed in accordance with the planning scheme policy.	
	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.			
PO8 Development designs stormwater channels, creek modification works and	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained.	**AO**	Development ensures natural waterway corridors and drainage paths are retained.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	**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.		Appropriate energy dissipation devices have been provided at stormwater outlets to minimise scour where required.	
	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.			
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.			
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and	**AO9** No acceptable outcome is prescribed.	**PO**	Development has incorporated landscaping and existing vegetated areas to minimise impervious area.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
maximising opportunities for capture and re-use.				
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.	**PO**	There is sufficient area on-site to accommodate an effective stormwater management system.	
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. **AO11.2** Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	**AO**	There is no external catchment affecting the proposed development.	
PO12	**AO12.1** The stormwater management system is designed in compliance with the	**AO**		

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
Development provides stormwater infrastructure which: a) remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b) can be safely accessed and maintained cost effectively; c) ensures no structural damage to existing stormwater infrastructure.	Infrastructure design planning scheme policy. **AO12.2** Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.		The stormwater management system is in compliance with the infrastructure design planning scheme policy. No existing manholes are located on the subject site.	
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.	**PO**	An erosion and sediment control plan will be designed at the detailed design stage, which will incorporate industry best practice methods to reduce any possible impacts to receiving waters and stormwater infrastructure.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.	**PO**	The development will avoid unnecessary disturbance to soil, waterways and drainage channels and erosion control measures will be implemented for both short and long term stabilisation.	
PO15 Development does not increase: a) the concentration of total suspended solids or other contaminants in stormwater flows during site construction; b) run-off which causes erosion either on site or off site.	**AO15** No acceptable outcome is prescribed.	**PO**	The development will be designed to minimise increases in run-off and TSS concentrations during construction.	
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: a) a material change of use for an urban purpose which involves greater than 2,500m^2 of land that: i. will result in an impervious area greater than 25% of the net developable area; or ii. will result in 6 or more dwellings. b) reconfiguring a lot for an urban purpose that involves greater than 2,500m^2 of land and will result in 6 or more lots; c) operational work for an urban purpose which involves disturbing greater than 2,500m^2 of land.				
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to	**AO16** Development provides a stormwater management system which is designed in compliance with the standards in the	**AO**	The development will provide a stormwater management which is designed in compliance with the infrastructure design planning scheme policy.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
protect receiving water environmental values. Note—Prescribed water contaminants are defined in the *Environmental Protection Act 1994*.	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, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome. Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.	**AO17** No acceptable outcome is prescribed.	**PO**	The development will ensure that discharge of wastewater is in compliance with the infrastructure design planning scheme policy.	
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot				

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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 infrastructure, may be imposed.	**AO18** Development protects stormwater infrastructure in compliance with the following: a) for long term infrastructure for the stormwater network, the Long term infrastructure plans; b) for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.	**AO**	The development will not adversely impact on existing or future planned stormwater infrastructure and is in compliance with the standards of the Infrastructure design planning scheme policy.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.	**AO19** No acceptable outcome is prescribed.	**PO**	The developer will pay the appropriate infrastructure costs in accordance with Council's infrastructure plans.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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*.				

BCC – Infrastructure Design Code

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
PO1 Development provides roads, pavement, edging and landscaping which: a) are designed and constructed in accordance with the road hierarchy; b) provide for safe travel for pedestrians, cyclists and vehicles; c) provide access to properties for all modes; d) provide utilities; e) provide high levels of aesthetics and amenity, improved liveability and future growth; f) provide for the amelioration of noise and other pollution; g) provide a high-quality streetscape; h) provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO1** Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	**AO**	The development will achieve the requirements set out in the road corridor design standards in the infrastructure design planning scheme policy.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
PO2 Development provides road pavement surfaces which: a) are well designed and constructed; b) durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; c) ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; d) allows for reasonable travel comfort.	**AO2** Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	**AO**	Any required pavements will be designed in accordance with BCC Standard Drawings and the road corridor design standards at the detailed design stage.	
PO3 Development provides a pavement edge which is designed and constructed to: a) control vehicle movements by delineating the carriageway for all users; b) provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	**AO3** Development provides pavement edges which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	**AO**	Any required pavement edges will be designed in accordance with BCC Standard Drawings and the road corridor design standards in the Infrastructure design planning scheme policy at the detailed design stage.	
PO4 Development provides verges which are designed and constructed to:	**AO4** Development provides verges which are designed and constructed in compliance with the road corridor design and	**AO**	The development will achieve the requirements set out in the road corridor design standards in the	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.	streetscape locality advice standards in the Infrastructure design planning scheme policy.		infrastructure design planning scheme policy.	
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: a) allows equitable access for all modes; b) is safe and secure; c) has 24-hour access; d) is a low-speed shared zone environment; e) has a high-quality streetscape.	**AO5** Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	**AO**	Lanes and laneways will be embellished in compliance with the streetscape locality advice standards in the Infrastructure Design planning scheme policy.	
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;	**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;	**AO**	Infrastructure at the frontages of the site will be provided in accordance with BCC Standard Drawings and the road corridor design standards in the Infrastructure design planning scheme policy.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
c) safe, high-quality vehicle crossings over channels and verges; d) safe, accessible, high-quality verges compatible and integrated with the surrounding environment; e) safe vehicle access to the site that enables ingress and egress in a forward gear; f) provision of and required alterations to public utilities; g) effective drainage; h) appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	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	**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.	**AO**	Cycle and walking routes will be designed in accordance with BCC Standard Drawings and the road corridor design standards in the Infrastructure design planning scheme policy.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
for commuter and recreational purposes; c) provide safe and comfortable access to properties for pedestrians and cyclists; d) incorporate water sensitive urban design into stormwater drainage; e) provide for utilities; f) provide for a high level of aesthetics and amenity, improved liveability and future growth; g) are a low-maintenance asset with a minimal whole-of-life cost; h) minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.				
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring	**AO8.1** Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy. **AO8.2**	**AO**	Any refuse and recycling collection and storage facilities will not adversely impact on land uses within or adjoining the development in accordance with the Refuse planning scheme policy.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
properties and the public realm are minimised.	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.			
PO9 Development ensures that: a) land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b) the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	**AO9.1** Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced. **AO9.2** Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	**AO**	The development will be provided with reticulated water supply and sewerage connections to QUU's network prior to use commencing.	
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-	**AO**	Public utilities and street lighting location and alignment will be optimised to avoid significant native vegetation, minimise earthworks and avoid crossing waterways in accordance with the standards in the Infrastructure design planning scheme policy.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
	boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.			
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.			
	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with the public utilities standards in the Infrastructure design planning scheme policy.			
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	**AO11** Development provides land with the following services to the standards of the approved supplier: a) electricity; b) telecommunications services; c) gas service where practicable.	**AO**	The development can be serviced adequately telecommunications and electricity supply.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	**AO12** Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: a) the additional expense is unlikely to be prohibitive; or b) further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or c) there is a clear gap in the telecommunications network; or d) there is a clear gap in the bandwidth available to the area. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	**AO**	Conduits will be provided where appropriate to enable the future provision of fibre optic cabling.	
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:	**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**	No public art is proposed as a part of this development.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.				
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**	Public signage is not required as a part of this development.	
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**	No community facilities are proposed as a part of this development.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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**	No public toilets are proposed as a part of this development.	
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: a) safe movement of intended users; b) an attractive appearance appropriate to the general surroundings and any adjacent structures; c) functionality and easy maintenance; d) minimal whole-of-life cost; e) longevity; f) current and future services.	**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**	No bridges, tunnels, elevated structures or water access structures are proposed as a part of the development.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	**N/A**	No culverts are proposed as a part of the development.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
Queensland in accordance with the applicable design standards.				
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: a) safety; b) an attractive appearance appropriate to the surrounding area; c) easy maintenance; d) minimal whole-of-life cost; e) longevity; f) minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	**AO19** Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	**AO**	Batters and retaining walls will be designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy.	
If for development with a gross floor area greater than 1,000m^2				
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is	**AO20** Development ensures that during construction: a) the ongoing use of adjoining and surrounding parks and public	**AO**	A construction management plan will be prepared prior to works commencing to ensure that surrounding parks, public spaces and landscaping is protected during construction and that pedestrian,	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.	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.		cyclist and vehicular movements can be managed effectively.	
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. **AO21.2** Development including construction and demolition does not release dust emissions beyond the boundary of the site. **AO21.3** Development construction and demolition does not involve asbestos-containing materials.	**AO**	Demolition and construction works will be limited to the approved working hours. Dust will be managed during construction to ensure it is not blown beyond the property boundary.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
PO22 Development ensures that: a) construction and demolition do not result in damage to surrounding property as a result of vibration; b) vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	**AO**	Vibration levels will be effectively managed during demolition and construction works.	
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.	**AO**	Fire hydrants will be provided at no more than 90m spacings and will be identified by marker posts and RRPMs.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
	AO23.2 Fire hydrants are identified by: a) raised reflectorised pavement markers (RRPM) on sealed roads; b) marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.			
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.	**AO**	Internal private roads have been provided with a minimum roadway clearance of 3.5m wide and 4.8m high for fire emergency vehicles to gain access to a safe working area.	
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**	The development does not involve major electricity infrastructure or bulk water supply infrastructure.	

Performance outcomes	Acceptable outcomes	Solutions*	Comments	Council Use
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.	**PO**	The development is sited and designed to avoid impacting on existing and future electricity and bulk water supply infrastructure.	

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