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STORMWATER MANAGEMENT PLAN

PROPOSED MATERIAL CHANGE OF USE
AT 79 LINKFIELD ROAD, BALD HILLS

Prepared by

JTC CONSULTING ENGINEERS

1 May 2026

Reference: 226006

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JTC Report No.: **226006**

Date: 1 May 2026

Jas & Nicky Singh
c/-ARC Planning Pty Ltd

Dear Mr and Mrs Singh,

In the following sections, the proposed stormwater management approach for the site is presented, including an overview of existing conditions, the adopted strategy, and its alignment with relevant Brisbane City Council requirements.

Executive Summary

This Stormwater Management Plan (SWMP) has been prepared to support a Development Application for a Material Change of Use at 79 Linkfield Road, Bald Hills, QLD.

The SWMP documents the existing stormwater context of the site and defines a stormwater management approach that responds to site conditions and relevant Brisbane City Council requirements.

Key outcomes:

- The existing stormwater regime is governed by site topography and surface conditions, with runoff occurring in a predominantly distributed manner.
- The proposed stormwater management approach introduces interception, conveyance and controlled discharge of runoff from operational areas, enabling its collection and treatment prior to discharge.
- Stormwater quality management is achieved through HumeFilter UPT1800 systems, which have been modelled to meet the applicable water quality objectives.
- Based on the assessment undertaken, the proposed development is not expected to result in a worsening of existing conditions in terms of hydraulic behaviour or water quality.

Table of Contents

List of tables

List of figures

1. Introduction

1.1 Project Background

This Stormwater Management Plan has been prepared for a Material Change of Use at 79 Linkfield Road, Bald Hills QLD 4036, within the Brisbane City Council local government area.

The report has been developed in response to specific Council information requests and focuses on the management of stormwater quality associated with the proposed land use, considering existing site conditions, operational activities and the surrounding context, and demonstrating compliance with the relevant stormwater quality provisions of the Brisbane City Plan.

The proposed development relates to a Material Change of Use only, with no bulk earthworks or regrading proposed. Existing historical filling across the site is to remain unchanged, with any proposed works limited to minor interventions associated with stormwater quality management.

The purpose of this document is to identify potential sources of contamination associated with the proposed development and to define a site-based stormwater quality management strategy to ensure that surface runoff is appropriately managed prior to discharge, while maintaining the existing surface runoff behaviour and avoiding worsening of current conditions.

Table 1 Development Information

ITEM	DESCRIPTION
Address	79 Linkfield Road, Bald Hills
Property Description	Lot 35 on SP124014
Total Site Area	7.93 ha
Existing Use	Rural
Proposal	Material Change of Use
Current Zoning	RU- Rural

The proposed development involves a partial change of use within the subject site. The areas subject to the proposed Material Change of Use are summarised as follows:

- Area 1: 8,201 m² - Medium Impact Industry - A
- Area 2: 13,528 m² - Medium Impact Industry - B
- Area 3: 1,857 m² - Educational Establishment
- Establishment of an easement traversing the site generally in a north-west to south-east direction

The balance of the site is not subject to the proposed change of use and will retain its existing rural character.

1.2 Objectives

The objectives of this Stormwater Management Plan are to:

- Identify potential sources of stormwater contamination associated with the proposed land use and the areas subject to the Material Change of Use.
- Define a site-based stormwater quality management strategy that is consistent with the existing surface runoff behaviour and site conditions.
- Demonstrate, through MUSIC V6 modelling, that the proposed approach can achieve the applicable stormwater quality objectives.
- Demonstrate that the proposed development does not result in worsening of existing surface runoff behaviour, including flow distribution, concentration or interaction with identified receiving environments.

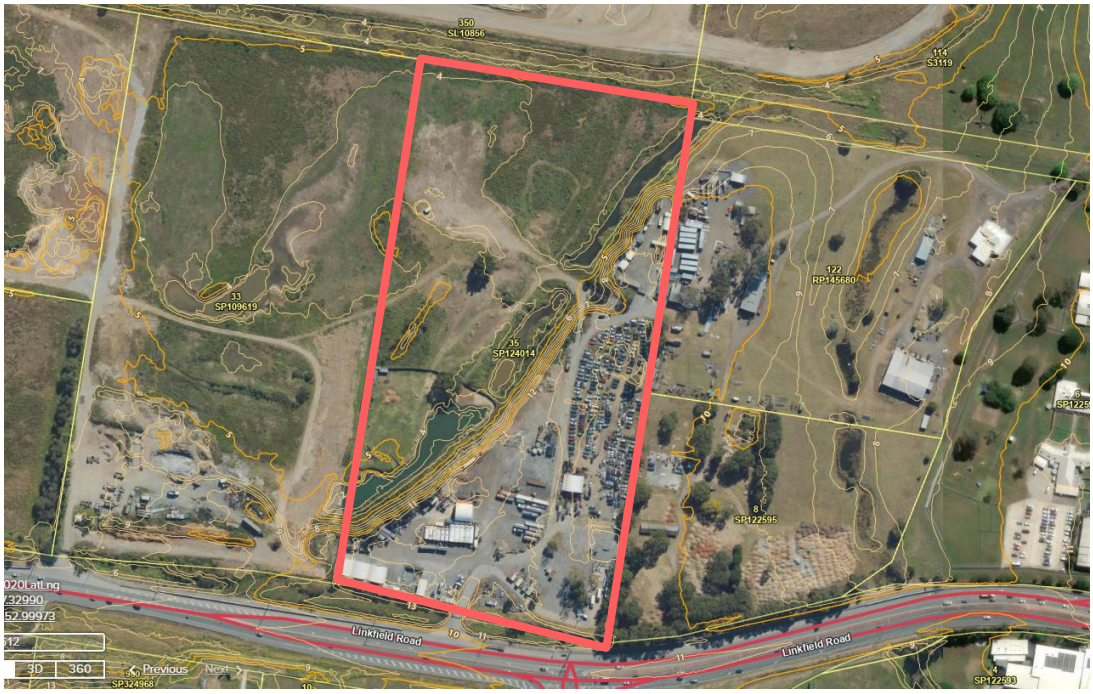
1.3 Scope and Limitations

This assessment is based on the supplied aerial survey plan, publicly available information, and a conceptual review of site conditions relevant to stormwater quality management.

2. Site Description

The subject site, located at 79 Linkfield Road, Bald Hills, comprises a total area of approximately 7.93 ha and is predominantly rectangular in shape. The northern, eastern and western boundaries adjoin private properties, while the southern boundary fronts Linkfield Road.

Figure 1 Aerial Image (Queensland Globe Website 2025)



The site comprises a combination of areas with existing operational use and areas of rural character. Approximately 29.74% of the site is associated with existing operational uses related to the areas subject to the proposed change of use. These areas are primarily characterised by compacted ground surfaces, with paving generally limited to the site access from the public road and a short internal access track leading to existing administrative facilities. Current operational activities occur within these areas, together with regular heavy vehicle movements within the area identified as the storage yard.

The remaining 70.26% of the site retains a predominantly rural character, with low-intensity interventions typical of this type of land use. These areas are dominated by pasture, with scattered trees and localised areas of denser vegetation.

From a topographic perspective, the site comprises two broadly distinct landform units. Areas with existing operational use are located on a higher topographic platform, while the areas of rural and environmental character are situated at a lower elevation. The change in elevation

between these areas is associated with historic filling and earthworks, with no recent or proposed bulk earthworks within the site. A continuous embankment traverses the site and forms a transition between the upper platform and the lower-lying land, representing a defining feature in the site's surface drainage behaviour and its interaction with the lower-lying water features.

Figure 2 Area of level difference identified in satellite imagery (Google Earth)

A band of mature trees is present along a portion of the central embankment, while the remainder of the embankment is covered by vegetation of lower density.

Physical connectivity between the upper platform and the lower-lying area is limited. A single rural access track comprising compacted ground provides the only direct connection between these areas. This track originates within the rural character area, crosses the existing water features, and connects to the area proposed for educational use. In doing so, it represents a localised modification to surface flow connectivity across the site. No other vehicular access corridors between the two site levels were identified.

Within the lower-lying portion of the site, which is partially mapped within the Waterway Corridor Overlay, a series of water features is arranged in an approximately linear

configuration extending from the north-eastern sector towards the south-western sector. These lower-lying water features form part of the site's receiving environment for surface runoff and represent sensitive elements in the context of stormwater quality. The water features generally appear to retain a natural character and are surrounded by vegetation.

Surface runoff within the areas of existing operational use is influenced by the access track leading to the proposed educational area, which occupies a locally elevated position and functions as a surface water divide. From this location, surface runoff is distributed in more than one direction, including towards the central embankment and lower-lying areas of the site, as well as towards the vehicle storage area and adjoining properties. No formal surface drainage infrastructure was evident during the site review.

Based on general site observations, surface runoff appears to be distributed across more than one site boundary, with a portion of runoff retained within the lower-lying areas associated with the central water features. These characteristics inform the assessment of stormwater management considerations addressed in subsequent sections of this report.

3. Assessment Framework

3.1 Assessment Approach

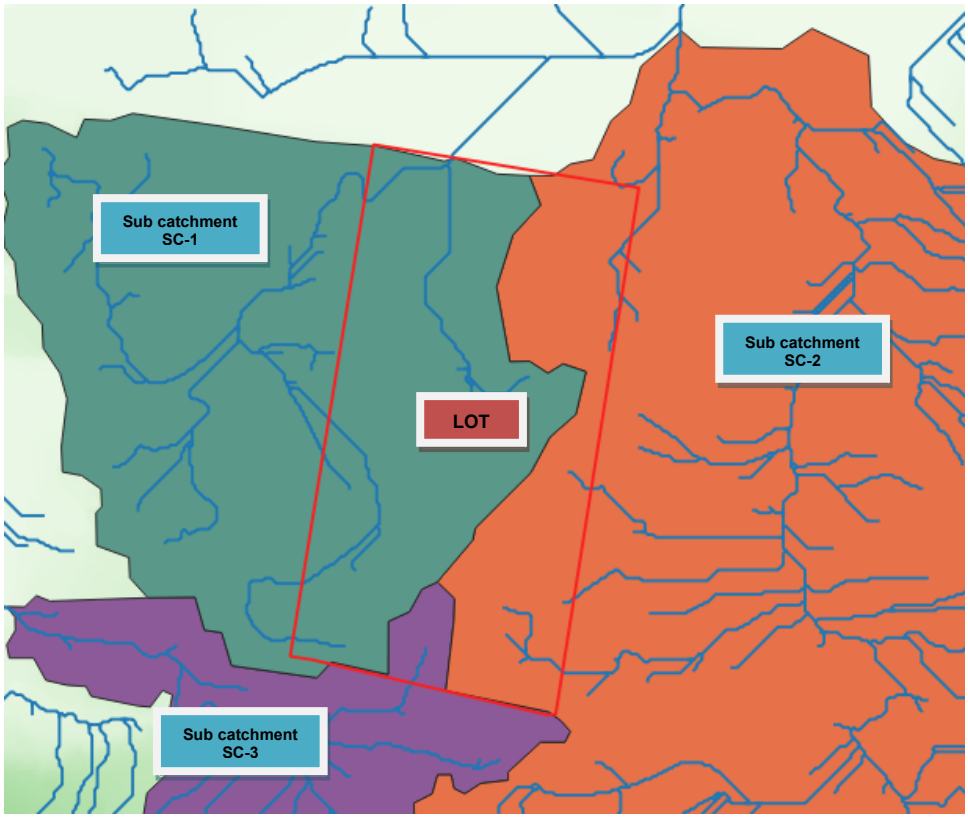
The Stormwater Management Plan has been developed based on a site-specific assessment of existing surface runoff behaviour and its interaction with identified receiving environments.

Given the proposed development relates to a Material Change of Use only, with no bulk earthworks or modification to site levels, the assessment is based on existing topography, surface conditions and operational activities currently occurring on site.

The adopted approach includes review of aerial imagery, Brisbane City Council mapping and planning documentation, supplemented by site observations to identify key drainage pathways and hydraulic relationships across the site.

Based on this assessment, the site has been identified as comprising three drainage areas with different hydraulic interactions with sensitive receiving environments and site boundaries. Only one of these areas has a direct hydraulic connection to the identified sensitive receivers. This distinction forms the basis for the development of a targeted stormwater management strategy.

Figure 3 Site drainage areas and sub catchment delineation (QGIS analysis)



As shown in *Figure 3*, the identified drainage areas and their hydraulic relationships form the basis for the assessment of stormwater risks outlined in the following section.

3.2 Applicable Standards and Guidelines

This Stormwater Management Plan has been prepared having regard to the planning and regulatory framework applicable to stormwater management within the Brisbane City Council local government area. The analysis and the adopted approach are informed by the following reference documents and principles:

- Brisbane City Plan 2014, including relevant provisions of the Waterway Corridor Overlay Code and Flood Overlay Code.
- Brisbane City Council requirements relating to stormwater quality management and protection of downstream receiving environments.
- Stormwater quality objectives consistent with State Planning Policy guidance, including Total Suspended Solids (TSS), Total Phosphorus (TP), Total Nitrogen (TN) and Gross Pollutants (GP) reduction targets.
- Stormwater Code (AO16 and AO17)
- Infrastructure Design Planning Scheme Policy – Section 7.9.3 (Permanent Methods of Water Quality Control) .

4. Stormwater Management Considerations

4.1 Concentration and transfer of surface runoff over the embankment

The embankment traversing the site represents a key element in the existing surface runoff behaviour, marking the transition between the upper platform associated with existing operational uses and the lower-lying areas of the site. The transfer of runoff towards the lower areas is primarily controlled by site topography and generally occurs in a distributed manner along the embankment. Based on the site inspection, no defined point discharges or artificially concentrated flows towards the embankment were identified.

A localised section of the embankment with reduced vegetation cover and a concave plan geometry was observed, which may favour localised concentration of surface runoff under certain rainfall conditions. This area is therefore considered a sensitive location.

Figure 4 Area of critical sector identified in satellite imagery (Google Earth)

Vegetation cover along the embankment plays an important role in controlling surface runoff and dissipating flow energy, although such cover is not uniform along its entire extent. In this context, the embankment constitutes a key element in how runoff is conveyed towards the receiving environments located in the lower-lying areas.

Accordingly, the primary risk associated with this mechanism corresponds to the potential concentration of surface runoff towards localised sections of the embankment, which may increase the mobilisation of sediments and contaminants and influence how runoff is transferred towards the identified receiving environments.

4.2 Water quality associated with site activities

Stormwater quality within the site is influenced by the nature of the existing operational activities and the way surface runoff is generated and conveyed across the terrain. The operational areas are characterised by compacted granular surfaces, resulting in predominantly diffuse runoff conditions, where sediments and other materials may accumulate on exposed surfaces and be mobilised during rainfall events.

The activities undertaken on site correspond to vehicle-based uses that are already in operation, including the circulation and manoeuvring of heavy vehicles, vehicle storage and training activities. These activities are typically associated with the accumulation of fine sediments and potential contaminants on operational surfaces. No areas dedicated to vehicle washing or evidence of open fluid handling were identified.

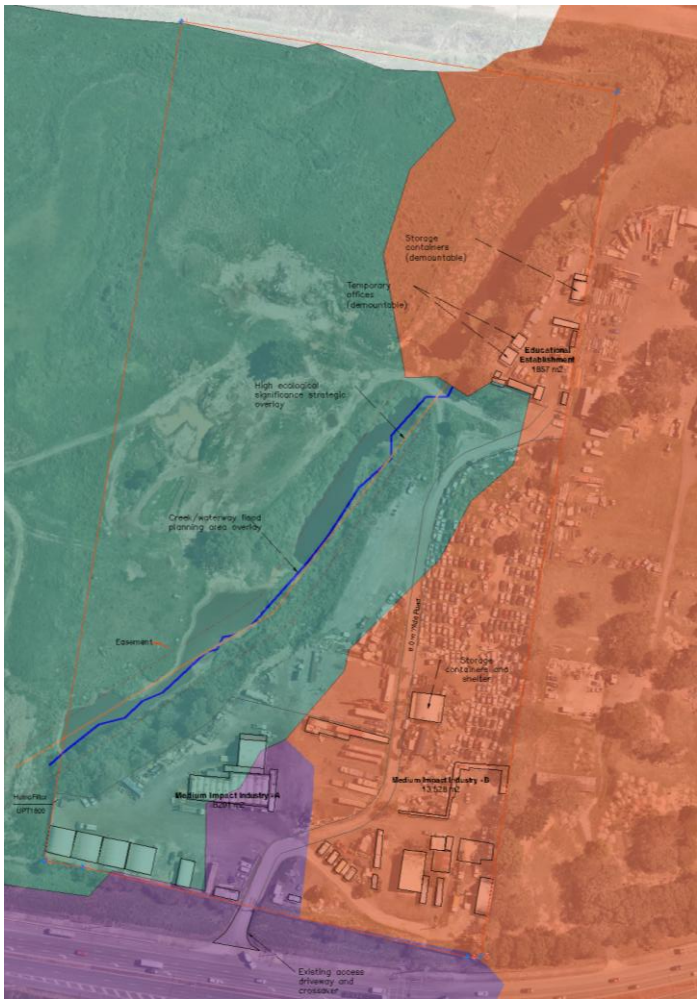
The site does not function as a single hydraulic unit, but comprises three sub catchments (SC) with different hydraulic relationships and operational characteristics.

- Sub catchment SC-1 corresponds to the area associated with heavy vehicle movement (Industry A), which drains towards the lower-lying areas of the site where water bodies identified as sensitive receiving environments are located, presenting a direct hydraulic connection to these.

- Sub catchment SC-2 corresponds to the vehicle storage and educational establishment areas (Industry B and Educational Establishment), which drain towards the eastern side boundary of the site, without direct hydraulic connection to the sensitive receivers, but rather towards adjoining properties.

- Sub catchment SC-3 corresponds to a minor portion of the site that drains towards the access road and does not form part of the operational areas associated with the proposed Material Change of Use. Given its limited extent and function as an access strip associated with vehicle entry and exit to Linkfield Road, SC-3 is not considered to represent a material source of contaminants and is therefore excluded from the primary stormwater quality treatment strategy.

Figure 5 Sub catchment delineation and flow distribution relative to proposed land uses



In this context, the differentiation between sub catchments in terms of hydraulic behaviour and nature of use informs the relative level of stormwater quality risk across the site. Higher risk is associated with areas involving vehicle-based activities with direct hydraulic connection to sensitive receiving environments, while lower risk is associated with areas of limited operational intensity and no significant contribution to contaminant generation.

4.3 Water Features and Waterway Interaction

The water features located within the lower-lying portion of the site form part of the Waterway Corridor Overlay and are arranged in a configuration generally parallel to the embankment. These water features are permanent in nature and do not serve an operational function within the site. The embankment, formed as a result of historical filling, defines a physical constraint to the lateral extent of the waterway corridor within the subject site.

Surface runoff from the upper platform is conveyed towards the lower-lying areas predominantly as diffuse flow over the embankment, without the presence of concentrated discharges. Upon reaching the lower area, runoff interacts laterally with the water features located at the toe of the embankment.

The overall drainage system exhibits a basin-type behaviour governed by site topography, with the lowest point located outside the site boundaries. This implies that the water features are not considered to provide functional storage within the drainage system, but rather act as transitional receiving elements for surface runoff under existing conditions.

In this context, the primary risk is associated with the generation of uncontrolled discharges to the waterway corridor, particularly those derived from the mobilisation of sediments and contaminants from the operational areas of Industry A.

Under existing conditions, runoff enters the lower areas predominantly as diffuse flow along the embankment; however, any modification to the system must ensure that the collection, conveyance and discharge of these flows is undertaken in a controlled manner, such that runoff is reintroduced over the embankment under conditions that avoid the generation of erosive discharges, maintain a stable flow regime towards the receiving environment, and prevent adverse impacts on flow conveyance, water quality and the ecological function of the waterway corridor.

4.4 Interaction with adjoining property

The portion of the site adjoining the neighbouring property along the eastern boundary forms part of a hydraulic system independent from that associated with the water bodies located in the lower-lying areas of the site, referred to as sub catchment SC-2. Under existing conditions, surface runoff is distributed towards this boundary as diffuse flow, with no evidence of concentrated discharges, erosion or persistent ponding, representing a stable baseline condition.

Within this sub catchment, two land uses with distinct operational characteristics are present. The area corresponding to Medium Impact Industry – B is associated with vehicle-based activities, including circulation and storage, creating conditions conducive to the accumulation and mobilisation of fine sediments and potential contaminants. In contrast, the educational establishment represents a low-intensity use, with no evidence of activities that would result in significant contaminant generation or a material contribution to the pollutant load of the system.

From a hydraulic perspective, both areas share a common drainage pathway towards the boundary; however, from a water quality perspective, the contribution of contaminants is

primarily associated with the operational areas of Industry B. In this context, no specific treatment measures are anticipated for the educational establishment.

The primary risk is associated with the potential generation of uncontrolled discharges resulting from the concentration of runoff from the operational areas of Industry B towards the adjoining property boundary. This risk is not related to the total runoff volume, as no increase in generated flows is anticipated, but rather to the manner in which runoff is collected and discharged.

Accordingly, any modification to the system should be directed towards formalising the existing drainage pattern, ensuring that discharge remains hydraulically continuous downstream, without creating conditions that promote ponding, erosion or adverse impacts on the adjoining property, and maintaining conditions equivalent to those observed under the existing regime.

5. Stormwater Management Approach

This chapter outlines the stormwater management strategy based on the existing site conditions and identified drainage behaviour.

The approach recognises the predominantly diffuse nature of runoff across the site and adopts controlled interception and conveyance in areas with direct hydraulic connection to sensitive receiving environments, enabling treatment prior to discharge.

Areas draining independently from these receptors are managed in accordance with existing conditions, without introducing new discharge points or increasing flow concentration.

5.1 Stormwater Quality Management

Stormwater quality management across the site is based on the controlled interception and treatment of surface runoff, considering the existing diffuse drainage behaviour and the hydraulic connectivity between sub catchments and identified receiving environments.

The treatment strategy is based on the interception of surface runoff through spoon drains, which will be located along the western perimeter of the platform of Industry A and along the property boundary to the east of the Industry B area to enable the controlled collection and conveyance of flows towards stormwater quality treatment systems.

The treatment system has been developed in coordination with the specialist provider Humes (Holcim), who has defined the configuration and selection of the devices based on site characteristics, drainage conditions and the required water quality objectives for Total Suspended Solids (TSS), Total Phosphorus (TP), Total Nitrogen (TN) and Gross Pollutants (GP), enabling compliance with applicable water quality targets prior to discharge.

In the case of Industry A, where there is a direct hydraulic connection to sensitive receiving environments located within the lower-lying areas of the site, interception will be implemented along the upper edge of the batter, allowing runoff to be captured prior to entering the waterway corridor and directed towards the treatment system. Treated flows will be discharged under controlled conditions to ensure that no localised erosion, sediment deposition or adverse impacts on the receiving environment occur.

For Industry B, runoff associated with operational areas will be similarly intercepted and conveyed to an equivalent treatment system prior to discharge towards the site east boundary, maintaining discharge conditions that do not adversely affect the existing drainage system within the adjoining property.

This approach ensures that runoff generated from the operational areas associated with the proposed Material Change of Use is intercepted and treated prior to discharge, directly responding to the identified sensitivity mechanisms, particularly the transfer of runoff over the embankment and interaction with adjoining properties, and providing a clear framework for demonstrating the principle of no worsening.

The proposed system is intended to intercept and direct runoff from operational areas to the treatment devices prior to discharge under typical design conditions. Detailed design will confirm system capacity and hydraulic performance, including the requirement for any overflow or bypass provisions. Where such provisions are required, they will be configured to minimise the potential for untreated runoff to be discharged to sensitive receiving environments.

5.2 Stormwater Treatment Measures

Stormwater treatment across the site is achieved through an integrated system combining surface interception, controlled collection, treatment and discharge.

Surface runoff intercepted by the spoon drains is directed towards grated inlet pits located at defined collection points within the drainage system. These pits provide the transition between the surface drainage system and the underground treatment infrastructure, facilitating controlled flow collection and preventing uncontrolled discharge into the treatment devices.

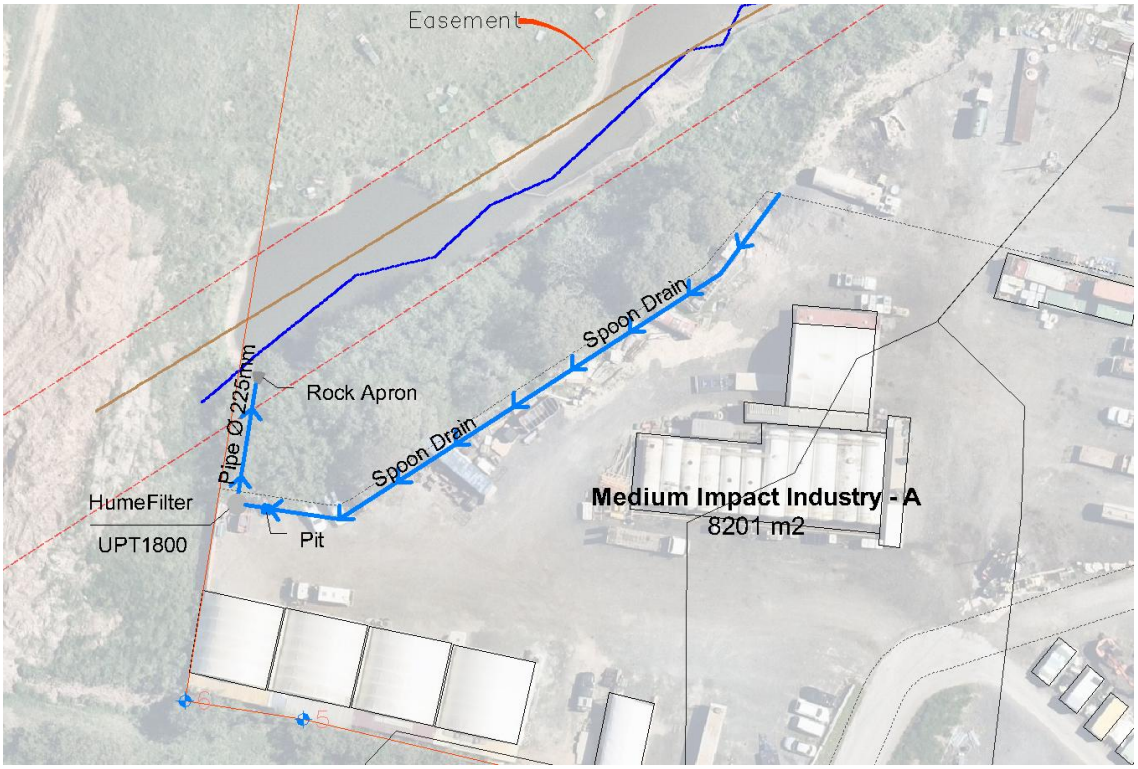
From these pits, flows are conveyed via pipe connections to the treatment system developed in coordination with Humes (Holcim). The selected system comprises HumeFilter UPT1800 units, with a treatment capacity of 30 L/s, defined based on-site conditions and the characteristics of the exposure areas.

The HumeFilter UPT is a multi-stage treatment system incorporating screening, hydrodynamic separation and filtration processes, enabling efficient removal of sediments and associated pollutants within a compact footprint. Its performance has been independently validated under the Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP), supporting its application for stormwater quality management within the site.

As illustrated in Figures 6 and 7, each sub-catchment associated with the proposed development is provided with a dedicated interception and treatment system, ensuring that runoff is captured, treated and discharged in a controlled manner.

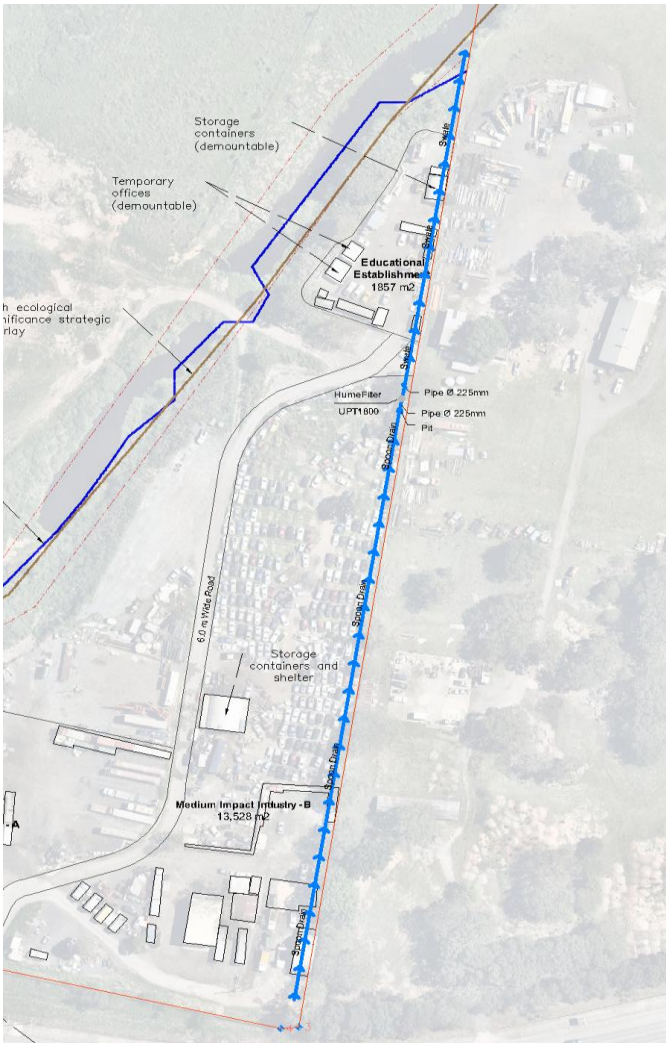
In Industry A, treated flows will be discharged via a pipe connection to a controlled point on the batter, where localised protection will be provided to prevent erosion or sediment transport towards the water bodies located at the base of the slope.

Figure 6 Industry A Stormwater Treatment Layout - see Appendix D



In Industry B, treated flows will be discharged via a pipe connection and subsequent swale, to the waterway corridor in the northeastern corner of the property, directing the runoff to the natural route controlled by the sub-catchment SC-2.

Figure 7 Industry B Stormwater Treatment Layout - see Appendix D



The selected treatment system is consistent with the permanent stormwater quality treatment measures outlined in Section 7.9.3 of the Infrastructure Design Planning Scheme Policy.

5.3 MUSIC Modelling

Stormwater quality performance for the proposed development has been assessed using MUSIC V6. The model represents the defined drainage areas associated with Industry A and Industry B, incorporating the relevant surface characteristics and drainage pathways.

The model has been developed using a Brisbane climate file representative of local conditions at Bald Hills, and represents the relevant impervious and pervious surface characteristics of each sub-catchment, in accordance with standard MUSIC modelling practices and Brisbane City Council requirements.

The proposed treatment systems, consisting of HumeFilter UPT1800 units, were modelled in accordance with the adopted stormwater management strategy.

The results indicate that the proposed systems achieve the applicable stormwater quality objectives, including 80% reduction in Total Suspended Solids (TSS), 60% reduction in Total Phosphorus (TP), 45% reduction in Total Nitrogen (TN), and 90% reduction in Gross Pollutants (GP), as required by the Queensland State Planning Policy (SPP).

Figure 8 MUSIC Output – Pollutant Removal Performance for Industry A

(1) Industry A : Treatment Train Effectiveness : Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	9.845	9.845	0
Total Suspended Solids (kg/yr)	3334	199.2	94.03
Total Phosphorus (kg/yr)	5.984	1.829	69.44
Total Nitrogen (kg/yr)	23.15	11.82	48.94
Gross Pollutants (kg/yr)	188.9	10.6	94.39

Figure 9 MUSIC Output – Pollutant Removal Performance for Industry B

(1) Industry B : Treatment Train Effectiveness : Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	16.38	16.38	0
Total Suspended Solids (kg/yr)	6256	688.3	89
Total Phosphorus (kg/yr)	10.62	3.894	63.33
Total Nitrogen (kg/yr)	38.22	20.93	45.23
Gross Pollutants (kg/yr)	319.4	22.05	93.1

The MUSIC modelling results demonstrate that the proposed treatment systems achieve the applicable stormwater quality objectives for TSS, TP, TN and gross pollutants, consistent with the intent of AO16 and AO17 of the Stormwater Code.

The MUSIC V6 model is provided in Appendix A.

5.4 Operation and Maintenance

The proposed stormwater treatment systems will be subject to routine operation and maintenance in accordance with the manufacturer's guidelines for the HumeFilter UPT system.

Inspection is recommended on a quarterly basis during the first year of operation, with maintenance typically required on an annual basis thereafter, subject to site conditions and pollutant loads.

Maintenance activities include inspection of inlet and outlet conditions, removal of accumulated sediments and debris, and cleaning of internal components to maintain system performance. Inlet pits and spoon drains will also be subject to periodic inspection and maintenance to ensure effective conveyance of runoff. Maintenance will be undertaken by the site operator, with appropriate access provided to all stormwater treatment devices.

The HumeFilter UPT Inspection and Maintenance Guide is included in Appendix C.

5.5 Integrated Approach and No Worsening Principle

The proposed stormwater management approach has been assessed against the principle of no worsening, considering both hydraulic behaviour and water quality outcomes at the site and downstream receivers.

Within the operational areas of the site, runoff is currently conveyed in a predominantly diffuse manner, limiting the ability to manage flow behaviour and stormwater quality. The proposed approach introduces interception, conveyance and controlled discharge to enable the collection and treatment of runoff prior to discharge.

The adoption of controlled drainage maintains the broader drainage pathways of the site, while formalising the way in which runoff is managed within the developed areas, ensuring that discharge occurs under controlled conditions and does not introduce adverse hydraulic impacts relative to the existing condition. This reduces the potential for localised erosion, sediment transport and uncontrolled flow concentration at discharge locations.

The incorporation of treatment systems enables compliance with the applicable water quality objectives, representing an improvement in stormwater quality relative to existing conditions.

On this basis, the proposed development is not expected to result in a worsening of existing conditions in terms of hydraulic behaviour or pollutant loads, and achieves compliance with Performance Outcomes PO16 and PO17 of the Stormwater Code through the interception and treatment of runoff from operational areas prior to discharge.

6. Conclusions

- The assessment identified potential sources of stormwater contamination associated with the proposed land use, primarily linked to operational areas subject to vehicle movement and material handling activities.

- The proposed stormwater management approach defined a site-based strategy incorporating interception, conveyance and controlled discharge, allowing runoff to be collected and directed towards treatment systems under controlled conditions.

- MUSIC modelling demonstrated that the proposed treatment systems can achieve the applicable stormwater quality objectives, based on the configuration of HumeFilter UPT1800 units treating runoff from the identified contributing areas.

- The assessment concluded that the proposed development is not expected to result in a worsening of existing surface runoff behaviour, as runoff is intercepted, managed and discharged under controlled conditions without introducing adverse hydraulic impacts to receiving environments.

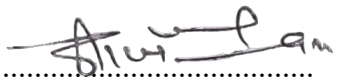
7. Recommendations

- The assessment identified that the batter represents an area susceptible to instability when disturbed; therefore, excavation activities associated with the installation of pipes and treatment devices were considered to require appropriate control measures during the construction phase to preserve slope stability and avoid localised erosion or slippage.
- The assessment considered revegetation of disturbed areas along the batter as a suitable measure to support long-term surface stability, through techniques such as hydroseeding, erosion control blankets or similar methods that promote rapid vegetation establishment without imposing additional loading on the slope.
- The assessment recognised that the final location and levels of treatment devices, inlet pits and outlet pipes would be defined during detailed design, ensuring adequate hydraulic connectivity and positive drainage towards discharge points.

I thank you for the opportunity to be of assistance to you on this occasion. Should you have any further queries with regard to the above please do not hesitate to contact this office.

Yours faithfully,

For and on behalf of JTC Consulting Engineers



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Gajendra Dhamala
Engineer - RPEQ(Civil).

TERMS AND CONDITIONS

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