

March 2026

MNCE Reference: C6626

CODE COMPLIANCE REPORT

For Brisbane City Council

74 Raceview Avenue, Hendra

Commissioned By
Qiyu Dou

TABLE OF CONTENTS

| | | |
|---|------------------------------------|----|
| 1 | REPORT SUMMARY INFORMATION..... | 3 |
| 2 | STORMWATER MANAGEMENT CODE..... | 6 |
| 3 | INFRASTRUCTURE DESIGN CODE..... | 17 |
| 4 | FILLING AND EXCAVATION CODE | 35 |
| 5 | FLOOD OVERLAY CODE | 42 |
| 6 | EROSION AND HAZARD ASSESSMENT..... | 59 |
| 7 | PRELIMINARY SERVICES SKETCH | 60 |

1 REPORT SUMMARY INFORMATION

A development application for a reconfiguration of Lot (1 into 2) is planned to be lodged over Lot 242 on S312919 at 74 Raceview Avenue, Hendra. The site is located within the Brisbane City Council local government area and has a total area of approximately 0.08ha. Figure 1.1 below provides an aerial locality of the site and adjacent areas.



Figure 1.1: Subject site bound by Ure Street to the east and Raceview Avenue to the south (BCC City Plan 2014)

The proposed development involves a 1 into 2 Lot residential subdivision. Refer to Appendix A for proposed development layout.

The site tends to fall in a easterly direction, demonstrating a mean grade of approximately 1%. Council's as constructed information indicates that no municipal stormwater infrastructure is located within the vicinity of the site. Refer Figure 1.2 on the following page.

Brisbane City Council City Plan overlay maps indicate that the site is affected by Overland Flow Flooding. However, Council's Citywide Overland Flow Flood Study mapping shows that overland flow inundation is limited to the Raceview Avenue road reserve and does not extend into the site. Refer to Figures 1.3 and 1.4 for relevant mapping and flood advice letter prepared by MNCE for summary of applicable flood planning requirements.



**Figure 1.2: Stormwater Infrastructure
(BCC Community Maps)**



**Figure 1.3: Overland Flow Flood Planning Area
(BCC City Plan 2014)**



**Figure 1.4: Overland Flow Flooding Overview
(BCC Flood Awareness Map)**

2 STORMWATER MANAGEMENT CODE

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | 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. | | | | |
| <p>PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to:</p> <ul style="list-style-type: none"> a. Minimise flooding; b. Protect environmental values of receiving waters; c. Maximise the use of water sensitive urban design; d. Minimise safety risk to all persons; e. Maximise the use of natural waterway corridors and natural channel principles. <p><i>Note: The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.</i></p> | <p>AO1 Development provides a stormwater management system designed in compliance with the Infrastructure Design Planning Scheme Policy.</p> | AO | <p>It is proposed to discharge site runoff accordingly.</p> <p>Major and minor flows for each lot are to be discharged to Kerb and Channel, no stormwater quantity management is proposed in accordance with the Brisbane City Council Infrastructure Design Planning Scheme Policy.</p> <p>Refer to attached sketch.</p> | |
| <p>PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.</p> | <p>AO2.1 Development does not result in flood level or flood hazard on up slope, down slope or adjacent premises.</p> | AO | <p>The development complies. Refer flood letter by MNCE for further detail.</p> | |
| | <p>AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy.</p> | AO | <p>A drainage system will be provided for the proposed development to convey lot flows to Kerb and Channel.</p> | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 7 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

Brisbane City Plan 2014
STORMWATER MANAGEMENT CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|--|-------------|
| PO3 Development ensures that the stormwater management system does not direct stormwater runoff 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 location of stormwater drainage complies. | |
| | AO3.2 Development provides a stormwater management system which is designed in compliance with the standards of the Infrastructure Design Planning Scheme Policy. | AO | The stormwater drainage complies. | |
| | AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure Design Planning Scheme Policy. | AO | The development obtains a lawful point of discharge in accordance with the requirements of the Infrastructure Design Planning Scheme Policy. | |
| | AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement. | N/A | | |
| PO4 Development provides a stormwater management system which has sufficient capacity to safely convey runoff taking into account increased runoff 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. | AO | The development complies. | |
| | AO4.2 Development provides sufficient area to convey runoff which will comply with the standards in the Infrastructure Design Planning Scheme Policy. | AO | The development complies. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 8 of 60

(C6626-260310-CCR-REVB)

Doc: RP-001/0

Date: 20/10/2016

Issue: 3

Brisbane City Plan 2014
STORMWATER MANAGEMENT CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|---|-------------|
| 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 | | |
| 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. | N/A | | |
| | AO6.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy . | N/A | | |
| 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 the 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.D and Table 9.4.9.3.F. <i>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).</i> | AO | The development complies. Refer flood letter by MNCE for further detail. | |
| | AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle | AO | The development complies. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 9 of 60

(C6626-260310-CCR-REVB)

Doc: RP-001/0

Date: 20/10/2016

Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|--|-----------|---------------------------|-------------|
| | access in accordance with the standards in the Infrastructure Design Planning Scheme Policy. | | | |
| PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path. | A08.1 Development ensures natural waterway corridors and drainage paths are retained. | N/A | | |
| | A08.2 Development provides the required hydraulic conveyance of the drainage channel and floodway while maximising its potential to maximise environmental benefits and minimise scour. <i>Note: Guidance on natural channel design principles can be found in the Council's publication Natural Channel Design Guidelines.</i> | N/A | | |
| | A08.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure Design Planning Scheme Policy. | N/A | | |
| | A08.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure Design Planning Scheme Policy. | N/A | | |
| PO9 Development is designed to manage runoff and peak flows by minimising large areas of impervious material and maximising opportunities for capture and reuse. | A09 No acceptable outcome is prescribed. | AO | The development complies. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 10 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

Brisbane City Plan 2014
STORMWATER MANAGEMENT CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|--|-------------|
| <p>PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system.</p> <p><i>Note: Compliance with the performance outcome should be demonstrated by the submission of a Site Based Stormwater Management Plan for high-risk development only.</i></p> | <p>AO10 No acceptable outcome is prescribed.</p> | N/A | Site is considered not to be high risk since it doesn't result reconfiguring 6 or more lots and operational works will not exceed 2500m ² . | |
| <p>PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regards to the:</p> <ol style="list-style-type: none"> Existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; Safe management of stormwater discharge from existing and future up-slope development; Implication for adjacent and down-slope development. | <p>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.</p> | N/A | | |
| | <p>AO11.2 Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Priority Infrastructure Plan and the standards in the Infrastructure Design Planning Scheme Policy.</p> | N/A | No existing infrastructure is to be upgraded. | |
| <p>PO12 Development provides stormwater infrastructure which:</p> | <p>AO12.1 The stormwater management system is designed in compliance with the Infrastructure Design Planning Scheme Policy.</p> | AO | The development complies. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 11 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

Brisbane City Plan 2014
STORMWATER MANAGEMENT CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|---|-------------|
| <ul style="list-style-type: none"> a. Remains fit for purpose for the life of the development and maintains full functionality in the design flood event; b. Can be safely accessed and maintained cost effectively; c. Ensures no structural damage to existing stormwater infrastructure. | AO12.2 Development provides a clear area with a minimum 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m. | N/A | | |
| <p>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:</p> <ul style="list-style-type: none"> a. The environmental values and water quality objectives of waters; b. Waterway hydrology; c. The maintenance and serviceability of stormwater infrastructure. <p><i>Note: The Infrastructure Design Planning Scheme Policy outlines the appropriate measures to be taken into account to achieve the performance outcome.</i></p> | AO13 No acceptable outcome is prescribed. | PO | An erosion and sediment management plan can be prepared during detailed design. | |
| <p>PO14 Development ensures that:</p> <ul style="list-style-type: none"> a. Unnecessary disturbance to soil, waterways or drainage channels is avoided; | AO14 No acceptable outcome is prescribed. | PO | Any disturbance will be documented via an Erosion and Sediment Control plan at detailed design stage. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 12 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|---|-------------|
| b. All soil surfaces remain effectively stabilised against erosion in the short and long term. | | | | |
| PO15 Development does not increase: <ul style="list-style-type: none"> a. The concentration of total suspended solids or other contaminants in stormwater flows during site construction; b. Runoff which causes erosion either on site or off site. | AO14 No acceptable outcome is prescribed. | PO | An erosion and sediment management plan can be prepared during detailed design. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

Brisbane City Plan 2014
STORMWATER MANAGEMENT CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|--|-------------|
| SECTION B – ADDITIONAL CRITERIA WHICH APPLY TO HIGH-RISK DEVELOPMENT, BEING ONE OR MORE OF THE FOLLOWING: <ul style="list-style-type: none"> a. A material change of use for an urban purpose which involves greater than 2,500m² of land that: <ul style="list-style-type: none"> 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 2,500m² of land and will result in 6 or more lots; c. Operational work for an urban purpose which involves disturbing greater than 2, 500m² of land. | | | | |
| PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. <i>Note: Prescribed water contaminants are defined in the Environment Protection Act 1994.</i> <i>Note: Compliance with the performance outcome should be demonstrated by the submission of a Site Based Stormwater Management Plan for high-risk development.</i> | AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy . | N/A | The Site is considered Low risk with respect to water quality as operational works component will not exceed 2500m ² and will result in less than 6 lots. | |
| PO17 Development ensures that: <ul style="list-style-type: none"> 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. <i>Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome.</i> <i>Editor’s note—This code does not deal with sewerage which is the subject of the Wastewater code.</i> | AO17 No acceptable outcome is prescribed. | N/A | No wastewater is to be discharged external to the site. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 14 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|---------------------------|-------------|
| Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot | | | | |
| <p>PO18 Development protects stormwater infrastructure to ensure the following are not compromised: (a) the long term infrastructure for the stormwater network in the, the long-term infrastructure plans; (b) the existing and planned infrastructure for the stormwater network in the, 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.</p> <p><i>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.</i></p> | <p>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.</p> | AO | The Development Compiles. | |
| <p>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;</p> | <p>AO19 No acceptable outcome is prescribed.</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|-------------------------|-----------|----------|-------------|
| <p>(b) for development completely inside the priority infrastructure area in the local government infrastructure plan involving:</p> <p>(i) trunk infrastructure that is to be provided earlier than planned in the local government infrastructure plan;</p> <p>(ii) long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development;</p> <p>(iii) other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development.</p> <p><i>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.</i></p> <p><i>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</i></p> | | | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

3 INFRASTRUCTURE DESIGN CODE

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|--|-----------|--|-------------|
| <p>PO1 Development provides roads, pavement, edging and landscaping which:</p> <ul style="list-style-type: none"> 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. <p><i>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.</i></p> | <p>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.</p> | AO | <p>Road pavement surface and kerb and channel is already present along the frontages and the verge profiles are generally in accordance with BCC standard cross falls.</p> <p>Any required works can be conditioned.</p> | |
| <p>PO2 Development provides road pavement surfaces which:</p> <ul style="list-style-type: none"> a. Are well designed and constructed b. Durable enough to carry the wheel loads of the intended types and | <p>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.</p> | AO | <p>Road pavement surface is already present along the frontages and the verge profiles are generally in accordance with BCC standard cross falls.</p> <p>Any required works can be conditioned.</p> | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 18 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|--|-------------|
| <p>numbers of travelling and parked vehicles;</p> <p>c. Ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater runoff and the preservation of all-weather access;</p> <p>d. Allow for reasonable travel comfort.</p> | | | | |
| <p>PO3 Development provides a pavement edge which is designed and constructed to:</p> <p>a. Control vehicle movements by delineating the carriageway for all users;</p> <p>b. Provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.</p> | <p>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.</p> | AO | <p>Kerb and channel is already present along the frontages and the verge profiles are generally in accordance with BCC standard cross falls.</p> <p>Any required works can be conditioned.</p> | |
| <p>PO4 Development provides verges which are designed and constructed to:</p> <p>1. Provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties;</p> <p>2. Provide a sufficient area for public utility services;</p> <p>3. Be maintainable by the Council.</p> | <p>AO4 Development provides verges which are designed and constructed in compliance with the road corridor design standards and the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.</p> | AO | <p>Kerb and channel is already present along the frontages and the verge profiles are generally in accordance with BCC standard cross falls.</p> <p>Any required works can be conditioned.</p> | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 19 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|--|-----------|--|-------------|
| <p>PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which:</p> <ul style="list-style-type: none"> 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. | <p>AO5 Development provides a lane or laneway in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure Design Planning Scheme Policy.</p> | N/A | | |
| <p>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:</p> <ul style="list-style-type: none"> a. An effective, high-quality paved roadway; b. An effective, high-quality roadway kerb and channel; c. Safe, high-quality vehicle crossings over channel 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; | <p>AO6 Development of 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.</p> <ul style="list-style-type: none"> a. Concrete kerb and channel; b. Forming and grading to verges; c. Crossing over channels and verges; d. A constructed bikeway; e. A constructed verge or reconstruction of any damaged verge; f. Construction of the carriageway; | AO | <p>Kerb and channel is already present along the frontages and the verge profiles are generally in accordance with BCC standard cross falls.</p> <p>New driveway crossing will be constructed in accordance with the Infrastructure Design Planning Scheme Policy.</p> <p>Service Conduit and mains will be installed as required in accordance with the Infrastructure Design Planning Scheme Policy.</p> <p>Any required works can be conditioned.</p> | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|--|-----------|----------|-------------|
| <ul style="list-style-type: none"> f. Provision of and alterations to public utilities; g. Effective drainage; h. Appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals. | <ul style="list-style-type: none"> 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. | | | |
| <p>PO7 Development which provides both cycle and walking routes which:</p> <ul style="list-style-type: none"> a. Are located, designed and constructed to their network classification (where applicable); b. Provide a safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; c. Provide a safe and comfortable access to properties for pedestrians and cyclists; d. Incorporate water sensitive urban design into the stormwater drainage; e. Provide for utilities | <p>AO7 Development provides cycle and walking routes which are located, designed and constructed in compliance with road corridor design and off-road pathway standards in the Infrastructure Design Planning Scheme Policy.</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|---|-------------|
| <p>f. Provide for a high level of aesthetics and amenity improved liveability and future growth;</p> <p>g. Are a low-maintenance asset with a minimal whole-life-cost;</p> <p>h. Minimise the clearing of significant native vegetation.</p> <p><i>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.</i></p> | | | | |
| <p>PO8 Development provides refuse and recycling collection, separation and storage facilities that area located and managed so that adverse impacts building occupants, neighbouring properties and the public realm are minimised.</p> | <p>AO8.1 Development provided refuse and recycling collection and storage facilities in accordance with Refuse Planning Scheme Policy.</p> | AO | Refuse and recycling is expected to occur from the road frontage. | |
| | <p>AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.</p> <p><i>Note—Refer to the Refuse planning scheme policy for further guidance.</i></p> | AO | Refuse and recycling storage onsite is proposed by Council supplied wheelie bins. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 22 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|---|-------------|
| PO9 Development ensures that: <ul style="list-style-type: none"> a. Land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; b. The water supply meets the 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 commenced. | AO | Water and Sewer will be designed and constructed accordingly. A 'Water Approval' will be requested from UU. | |
| | AO9.2 Development provided the lot with reticulated water supply and sewerage to a standard acceptable to the distributor-retailer. | AO | Water and Sewer will be designed and constructed accordingly. A 'Water Approval' will be requested from UU. | |
| PO10 Development provided public utilities and street lighting which are 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: <ul style="list-style-type: none"> 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 crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. <p><i>Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.</i></p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 23 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|--|-------------|
| | AO10.2 Development provides compatible public utility services and street lighting services which are co-located in common trenching for underground services. | N/A | | |
| | 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 . | N/A | | |
| PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply. | AO11 Development provide land with the following services to the standards of the approved supplier: <ul style="list-style-type: none"> a. Electricity b. Telecommunications c. Gas service where practicable | AO | Connection certification shall be obtained from service suppliers. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 24 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|------------|---------------------------|-------------|
| <p>PO12 Development ensures that major public projects promote the provision of affordable, high bandwidth telecommunications services throughout the city.</p> | <p>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:</p> <ul style="list-style-type: none"> 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 telecommunications network; or d. There is a clear gap in the bandwidth available to the area. <p><i>Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.</i></p> | <p>N/A</p> | <p>No works proposed.</p> | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 25 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|----------|-------------|
| <p>PO13 Development provides public art identified in a neighbourhood plan or park concept plan which:</p> <ul style="list-style-type: none"> a. Is provided commensurate with the status and scale of the proposed development; b. Is sited and designed: <ul style="list-style-type: none"> 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 informed manner. | <p>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.</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 26 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|----------|-------------|
| <p>PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.</p> | <p>AO14 Development provides public signage:</p> <ul style="list-style-type: none"> 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. <p><i>Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).</i></p> | N/A | | |
| <p>PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.</p> | <p>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.</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 27 of 60

(C6626-260310-CCR-REV B)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|----------|-------------|
| <p>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</p> | <p>AO16 Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure Design Planning Scheme Policy.</p> | N/A | | |
| <p>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-lost cost; e. Longevity; f. Current and future services.</p> | <p>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.</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 28 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|--|-----------|----------|-------------|
| <p>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.</p> | | | | |
| <p>PO18 Development provides culverts which are designed and constructed using proved methods, materials and technology to provide for:</p> <ul style="list-style-type: none"> a. Safety; b. An attractive appearance appropriate to the general surroundings; c. Functionality and easy maintenance; d. Minimal whole-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 o flood patterns. <p><i>Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.</i></p> | <p>AO18 Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure Design Planning Scheme Policy.</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 29 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|--|-----------|---|-------------|
| <p>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:</p> <ul style="list-style-type: none"> 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. <p><i>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.</i></p> | <p>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.</p> | AO | Retaining walls will be designed accordingly as required. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 30 of 60

(C6626-260310-CCR-REV B)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|----------|-------------|
| FOR DEVELOPMENT WITH A GROSS FLOOR AREA GREATER THAN 1000M² | | | | |
| <p>PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short and long term impacts.</p> <p><i>Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome.</i></p> <p><i>Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.</i></p> | <p>AO20 Development ensures that during construction:</p> <ul style="list-style-type: none"> a. The ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; b. Adjoining and surrounding landscaping is protected from damage; c. Safe, legible, efficient and sufficient pedestrian cyclist and vehicular accessibility and connectivity to the wider network are maintained. | N/A | | |
| <p>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.</p> <p><i>Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in</i></p> | <p>AO21.1 Development ensures that demolition and construction:</p> <ul style="list-style-type: none"> a. Only occur between 6:30am and 6:30pm Monday to Saturdays, excluding public holidays; b. Do not occur over periods greater than 6 months. | N/A | | |
| | <p>AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 31 of 60

(C6626-260310-CCR-REV/B)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|----------|-------------|
| <i>demonstrating achievement of this performance outcome.</i> | AO21.3 Development construction and demolition does not involve asbestos-containing materials. | N/A | | |
| PO22 Development ensures that: <ul style="list-style-type: none"> 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. <p><i>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.</i></p> | AO22 Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration. | N/A | | |
| 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: <ul style="list-style-type: none"> (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. <p><i>Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and</i></p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 32 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|----------|-------------|
| | <i>industrial streets above ground fire hydrants should have dual valved outlets.</i> | | | |
| | 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. | N/A | | |
| PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied. | AO24 Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking. | N/A | | |
| 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 | | | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 33 of 60

(C6626-260310-CCR-REV B)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

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

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 34 of 60

(C6626-260310-CCR-REV B)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

4 FILLING AND EXCAVATION CODE

Brisbane City Plan 2014
FILLING AND EXCAVATION CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|--|-------------|
| <p>PO1 Development for filling and excavation minimises visual impacts from retaining walls and earthworks.</p> | <p>AO1 Development ensures that the total height of any cut and fill, whether or not retained, does not exceed:</p> <ul style="list-style-type: none"> a. 2.5m in a zone in the industry zones category; b. 1m in all other zones, or if adjoining a sensitive zone. | AO | The development complies. | |
| <p>PO2 Development of a retaining wall proposed as a result of filling or excavation:</p> <ul style="list-style-type: none"> a. Is designed and constructed to be for purpose; b. Does not impact adversely on significant vegetation; c. Is capable of easy maintenance. <p><i>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.</i></p> <p><i>Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.</i></p> | <p>AO2.1 Development of retaining structure, including footings, surface drainage and subsoil drainage:</p> <ul style="list-style-type: none"> a. Is wholly contained within the site; b. If the total height to be retained is greater than 1.0m then: <ul style="list-style-type: none"> i. The retaining wall at the property boundary is no greater than 1.0m above the ground level; ii. All further terracing from the 1.0m high boundary retaining wall is 1.0 vertical unit: 1.0 horizontal unit; iii. The distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1.0m horizontally to incorporate planting areas. | AO | Retaining walls can be designed accordingly as required. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 36 of 60

(C6626-260310-CCR-REVB)

Doc: RP-001/0

Date: 20/10/2016

Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|--|-------------|
| | <p>AO2.2 Development of a retaining wall over 1.0m 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 an RPEQ.</p> | N/A | | |
| | <p>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.</p> | AO | Retaining walls can be finished appropriately. | |
| | <p>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.</p> | AO | Appropriate fill can be provided as required. | |
| <p>PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.</p> | <p>AO3 Development ensures that anchor:</p> <ol style="list-style-type: none"> 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. | AO | Assessment of rock anchors to be undertaken by structural engineer at later stage (if required). | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

Brisbane City Plan 2014
FILLING AND EXCAVATION CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|--|------------------|--|--------------------|
| 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 | Retaining structures will be designed and constructed accordingly as required. | |
| 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 | Appropriate drainage measures to be documented at later stage of design as required. | |
| PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. | AO6 Filling or excavation does not involve the construction of open drainage. | AO | The development complies. | |
| PO7 Development for filling and excavation: a. Does not degrade water quality or adversely affect environmental values in receiving waters; | AO7.1 Development for filling or excavation provides water quality treatment complies with the stormwater drainage section of the Infrastructure Design Planning Scheme Policy. | AO | Erosion and Sediment controls can be implemented at detailed design stage. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 38 of 60

(C6626-260310-CCR-REVB)

Doc: RP-001/0

Date: 20/10/2016

Issue: 3

Brisbane City Plan 2014
FILLING AND EXCAVATION CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|--|-------------|
| b. Ensures site sediment and erosion control standards are best practice. | 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 | Erosion and Sediment controls can be implemented at detailed design stage. | |
| PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome. | AO8.1 Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site. | AO | A management plan for control of dust and air emissions can be undertaken accordingly. | |
| | AO8.2 Development for filling and excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays. | AO | No work outside these hours proposed. | |
| 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. <i>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.</i> | PO9 Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site. | AO | All ground-borne vibration will be managed through a Construction Management Plan. | |
| PO10 Development ensures that heavy trucks hauling material to and from the site do affect the amenity of established areas and limits environmental nuisance 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 | AO | Trucks utilised for the export of earth from the site can be conditioned to use a route acceptable to Council. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 39 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

Brisbane City Plan 2014
FILLING AND EXCAVATION CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|----------|-------------|
| | environmental nuisance if there is no major road alternative. | | | |
| PO11 Development for filling and excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material. | AO11 Development does not involve: <ul style="list-style-type: none"> 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. | N/A | | |
| PO12 Development provides for: <ul style="list-style-type: none"> a. landscaping for water conservation purposes; b. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; | AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain. | N/A | | |
| | AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternative irrigation sources are utilised and is in compliance with the standards in the Landscape design planning scheme policy. | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 40 of 60

(C6626-260310-CCR-REVB)

Doc: RP-001/0

Date: 20/10/2016

Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|---------------------------------------|-------------|
| c. drainage and stormwater measures to reduce any adverse impacts on the landscape; d. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; e. reticulated irrigation to all artificial growing environments. <i>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</i> | AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are drained. <i>Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.</i> | AO | Drainage may be provided as required. | |
| | AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy. | N/A | | |
| 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 complies. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 41 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

5 FLOOD OVERLAY CODE

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|----------|-------------|
| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling Note—Development for a dwelling house does not require assessment against any other sections of this code. | | | | |
| PO1 Development involving any habitable or non-habitable part of a dwelling house , including any secondary dwelling , is located and designed to: (a) minimise the risk to people from flood hazard; (b) achieve acceptable flood immunity; (c) minimise property impacts from a flood event up to and including the defined flood event; (d) minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event. | AO1.1 Development for a dwelling house including any secondary dwelling: (a) is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or (b) is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event. | N/A | | |
| | AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B . <i>Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B.</i> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 43 of 60

(C6626-260310-CCR-REVB)
 Doc: RP-001/0
 Date: 20/10/2016
 Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|----------|-------------|
| | <p>AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E.</p> <p><i>Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report.</i></p> <p><i>Note—The Flood planning scheme policy provides guidance on undercroft design.</i></p> | N/A | | |
| <p>PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category:</p> <ol style="list-style-type: none"> Maintains the conveyance of flood waters to allow them to pass predominately unimpeded through the site; Does not concentrate, intensify or divert floodwater hazard on upstream, downstream or adjacent properties; Will not result in material increase in flood levels or flood hazard on upstream, downstream or adjacent properties. | <p>A02 Development:</p> <p>(a) is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or</p> <p>(b) provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or</p> <p><i>Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design.</i></p> <p><i>Editor's note—An open undercroft design may be achieved through a 'valance' treatment around the perimeter of an otherwise internally clear undercroft.</i></p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--------------------------|---|-----------|----------|-------------|
| | <p><i>Editor's note—For Creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report.</i></p> <p>c) a report from a Registered Professional Engineer Queensland certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.</p> <p><i>Note—Flood studies demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</i></p> | | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

Brisbane City Plan 2014
FLOOD OVERLAY CODE
Performance and Acceptable Outcomes Table

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|----------|-------------|
| SECTION B – IF FOR SELF-ASSESSABLE OR ASSESSABLE DEVELOPMENT OTHER THAN FOR A DWELLING HOUSE OR RECONFIGURING A LOT <i>Note – If self-assessable development complies with the acceptable outcomes of this part, no further assessment against this code is required.</i> | | | | |
| <p>PO3 Development: (a) is compatible with flood hazard in a defined flood event; (b) minimises the risk to people from flood hazard; (c) does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; (d) minimises impacts on property from flooding; (e) minimises disruption to residents, business or site operations and recovery time due to flooding; (f) minimises the need to rebuild structures after a flood event greater than the defined flood event.</p> <p><i>Note—Where Table 8.2.11.3.C identifies that a flood risk assessment is required, compliance with this performance outcome can be achieved by submitting a flood risk assessment, which may be included within a flood study, addressing the criteria within this performance solution. Preparing flood risk assessments and flood studies is required to be in accordance with the Flood planning scheme policy.</i></p> <p><i>Note—An emergency management plan prepared in accordance with the Flood planning scheme policy, which sets out procedures for evacuation due</i></p> | <p>AO3 Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|----------|-------------|
| <i>to flooding may be used to demonstrate compliance with this performance outcome.</i> | | | | |
| PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: (a) maintaining continuity of operations; (b) impacts of flooding on asset life and ongoing maintenance costs; (c) efficient recovery after flood events; (d) recreational benefits to the city; (e) availability of suitable land within the park . | AO4.1 Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D . | N/A | | |
| | AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: (a) is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or (b) is located above the 20% AEP flood level of any creek/waterway or overland flow path. | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 47 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|---|-----------|---|---|
| SECTION C—IF FOR ASSESSABLE DEVELOPMENT OTHER THAN FOR A DWELLING HOUSE | | | | |
| PO5 Development is located and designed to: (a) minimise the risk to people from flood hazard on the site; (b) minimise flood damage to the development and contents of buildings up to the defined flood event; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event. | AO5.1 Development complies with the flood planning levels specified in Table 8.2.11.3.D. <i>Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</i> | AO | Flooding is contained within the Raceview Avenue road reserve and adjacent levels range from 6.2m AHD to 6.4m AHD. Minimum required lot levels of 6.5m AHD and 6.7m AHD are satisfied. Refer to attached flood letter and sketch by MNCE for further detail. | |
| | AO5.2 Development is: (a) not located in the: (i) Brisbane River flood planning area 1, 2a, or 2b sub-categories; (ii) Creek/waterway flood planning area 1 or 2 sub-categories; (iii) Overland flow flood planning area sub-category; or (b) only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: (i) the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and | | AO | The development complies. Refer to attached flood letter for further detail. |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 48 of 60

(C6626-260310-CCR-REV B)
 Doc: RP-001/0
 Date: 20/10/2016
 Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|--|-----------|---|-------------|
| | (ii) the risk to people is managed to an acceptable level. | | | |
| PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood. | AO6.1 Development ensures that: <ul style="list-style-type: none"> a. all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or b. if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. <p><i>Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services.</i></p> | N/A | | |
| | AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a redundant pump system with a backup power source for the pump. | N/A | | |
| PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development. | AO7.1 Development: <ul style="list-style-type: none"> a. does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or | AO | The development complies. Refer to attached flood letter for further detail. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 49 of 60

(C6626-260310-CCR-REVB)
 Doc: RP-001/0
 Date: 20/10/2016
 Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--------------------------|--|-----------|---------------------------|-------------|
| | <p>b. does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties.</p> <p><i>Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</i></p> | | | |
| | <p>AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.</p> | AO | The development complies. | |
| | <p>AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions.</p> <p><i>Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.</i></p> | N/A | | |
| PO8 | AO8 | AO | The development complies. | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|----------|-------------|
| <p>Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain.</p> <p><i>Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.</i></p> <p><i>Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.</i></p> | <p>Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.</p> | | | |
| <p>PO9 Development ensures that the building and site design:</p> <ul style="list-style-type: none"> a. maintains the conveyance capacity of existing overland flow paths and creek/waterways; b. ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event; | <p>AO9.1 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category:</p> <ul style="list-style-type: none"> a. complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; b. not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay. | N/A | | |
| | <p>AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|---|-------------|
| <p>c. mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site.</p> <p><i>Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.</i></p> | <p>categories or the Overland flow flood planning area sub category:</p> <p>a. has a ground level within the undercroft area is free draining;</p> <p>b. does not involve excavation below ground level of more than 300mm within the undercroft area.</p> | | | |
| <p>PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to:</p> <p>a. protect safety of users and emergency services personnel;</p> <p>b. support efficient emergency services access and site evacuation with consideration to the scale of development.</p> <p><i>Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.</i></p> | <p>AO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses:</p> <p>a. is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L; or</p> <p>b. has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or</p> <p>c. can achieve vehicular evacuation to a suitable flood-free location.</p> <p><i>Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.</i></p> | N/A | | |
| <p>PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.</p> | <p>AO11.1 Development provides an access or driveway into the site which is:</p> <p>a. trafficable during the defined flood event;</p> | AO | <p>The development complies.</p> <p>Site access via Raceview Avenue is shown to exceed QUDM trafficability tolerances in the 2% AEP event. Proposed access crossovers are instead to be located</p> | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|---|-------------|
| | <ul style="list-style-type: none"> b. not located in the Creek/waterway flood planning area 1 sub-category; c. not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; d. the access or driveway is not inundated by a 10% AEP flood. | | <p>on Ure Street, which is not identified as flood affected in the defined flood event.</p> <p>Refer to attached flood letter for further detail.</p> | |
| | <p>AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site.</p> <p><i>Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.</i></p> | N/A | | |
| <p>PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.</p> | <p>AO12 Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.</p> | N/A | | |
| <p>PO13 Development for pedestrian and cyclist paths:</p> <ul style="list-style-type: none"> a. provides a suitable level of trafficability; b. manages the impacts of flooding on asset life and ongoing maintenance costs; c. balances route availability with recreational and transport connectivity benefits to the city. | <p>AO13.1 Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources.</p> <p><i>Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply.</i></p> | N/A | | |
| | <p>AO13.2</p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 53 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|----------|-------------|
| | All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K. | | | |
| PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time. | AO14 Development in the Brisbane River flood planning area sub-categories in areas where the residential flood level is greater than 12.8m AHD involving: <ul style="list-style-type: none"> a. an increase in the number of residential dwellings; or b. additional residential lots; or c. is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. <p><i>Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.</i></p> | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 54 of 60

(C6626-260310-CCR-REVB)
Doc: RP-001/0
Date: 20/10/2016
Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--------------------------|-------------------------|-----------|----------|-------------|
|--------------------------|-------------------------|-----------|----------|-------------|

| ADDITIONAL CRITERIA FOR ESSENTIAL COMMUNITY INFRASTRUCTURE | | | | |
|---|---|-----|--|--|
| <p>PO15 Development involving essential community infrastructure:</p> <ul style="list-style-type: none"> a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. <p><i>Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.</i></p> | <p>AO15 Development involving essential community infrastructure:</p> <ul style="list-style-type: none"> a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e. that services a local area: <ul style="list-style-type: none"> i. is able to be accessed in times of flood to service local community needs up to the event listed for that development type in Table 8.2.11.3.G; or ii. has a service continuity plan that demonstrates the continued provision of service during the relevant flood event. | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|------------|----------|-------------|
| <p>PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by:</p> <ol style="list-style-type: none"> a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks for hazardous materials against flotation and lateral movement; c. preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d. preventing damage to or off-site release of packages, drums or containers storing hazardous materials. <p><i>Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood prone areas planning scheme policy can assist in demonstrating achievement of this performance outcome.</i></p> <p><i>Note—A pump drainage system is not an acceptable measure to meet the performance outcome.</i></p> | <p>AO16</p> <ol style="list-style-type: none"> a. Development does not include the storage or handling of hazardous chemicals that are equivalent to or exceed the threshold quantities in Table 8.2.11.3.M. b. Development involving the processes listed in Table 8.2.11.3.H: <ol style="list-style-type: none"> i. where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or ii. is consistent with the standards contained in the Management of hazardous chemicals in flood prone areas planning scheme policy and can operate without risk of environmental harm during a flood event. <p><i>Note—The Management of hazardous chemicals in flood prone areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in flood planning areas.</i></p> | <p>N/A</p> | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|---|---|-----------|---|-------------|
| ADDITIONAL CRITERIA FOR RECONFIGURING A LOT | | | | |
| PO17 Development locates and designs all lots resulting from reconfiguring a lot to: <ol style="list-style-type: none"> minimise the risk to people from flood hazard; minimise damage to property from flood hazard; facilitate safe and efficient evacuation. <i>Note—</i> <ul style="list-style-type: none"> Consideration of all floods up to the probably maximum flood is relevant to minimising the risk to people. Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard. | AO17.1 Development creating new lots is to comply with Table 8.2.11.3.I. | AO | Flooding is contained within the Raceview Avenue road reserve and adjacent levels range from 6.2m AHD to 6.4m AHD. Minimum required lot levels of 6.5m AHD and 6.7m AHD are satisfied. Refer to attached flood letter and sketch by MNCE for further detail. | |
| | AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: <ol style="list-style-type: none"> provides trafficable vehicular egress for evacuation during a defined flood event; optimises hazard-free movement away from sources of flood hazard within the development. <i>Note—Further advice on road and lot layout is contained in the Flood planning scheme policy.</i> | AO | The development complies. Site access via Raceview Avenue is shown to exceed QUDM trafficability tolerances in the 2% AEP event. Proposed access crossovers are instead to be located on Ure Street, which is not identified as flood affected in the defined flood event. Refer to attached flood letter for further detail. | |
| | AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the residential flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m ² /s DV or 0.6m deep in a 0.2% AEP flood. <i>Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.</i> | N/A | | |
| PO18 Development involving reconfiguring a lot: | AO18.1 Development involving reconfiguring a lot ensures: | PO | Flooding is contained within the Raceview Avenue road reserve and adjacent levels range from 6.2m | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

March 2026: Page 57 of 60

(C6626-260310-CCR-REVB)
 Doc: RP-001/0
 Date: 20/10/2016
 Issue: 3

| Performance Outcome (PO) | Acceptable Outcome (AO) | Solution* | Comments | Council Use |
|--|--|-----------|---|-------------|
| (a) minimises the risk to people from flood hazard; (b) creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event; (c) minimises damage to property and services; (d) provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; (e) ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; (f) provides a lot that is not substantially burdened by flood mitigation infrastructure. | (a) all lots comply with the flood planning levels in Table 8.2.11.3.J; (b) a new road complies with the flood planning levels in Table 8.2.11.3.F. | | AHD to 6.4m AHD. Minimum required lot levels of 6.5m AHD and 6.7m AHD are satisfied. Refer to attached flood letter and sketch by MNCE for further detail. | |
| | AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: <ul style="list-style-type: none"> a. complies with Table 8.2.11.3.K; or b. has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. <i>Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.</i> | N/A | | |
| | AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: <ul style="list-style-type: none"> a. 2% AEP flood extent for overland flow flooding; b. 1% AEP flood extent for creek/waterway flooding. | N/A | | |

Solutions: AO - Acceptable Outcome; PO - Performance Outcome; N/A - Not Applicable

Site Address: 74 Raceview Avenue, Hendra

6 EROSION AND HAZARD ASSESSMENT



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)

Site address

74 Raceview Avenue, Hendra

Postcode 4011

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*

Cameron Fraser

Certifier's signature

Date

03/03/26

Table 1: Low Risk Test

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

Have you answered 'yes' to any of the questions in Table 1?

| Yes | No |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If 'No' then site is **low risk** 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 | <input type="checkbox"/> | <input type="checkbox"/> |

If 'No' then site is **medium risk** 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 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.2 | does any land disturbance occurs in a BCC mapped waterway corridor | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.3 | is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15% | <input type="checkbox"/> | <input type="checkbox"/> |

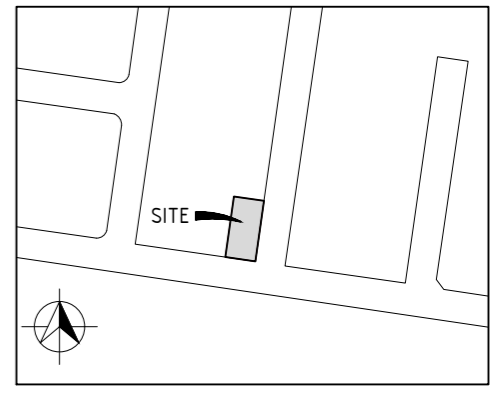
Have you answered 'yes' to any of the questions in Table 3?

| Yes | No |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |

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

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

7 PRELIMINARY SERVICES SKETCH



LOCALITY PLAN
SCALE 1:2500

NOT FOR CONSTRUCTION

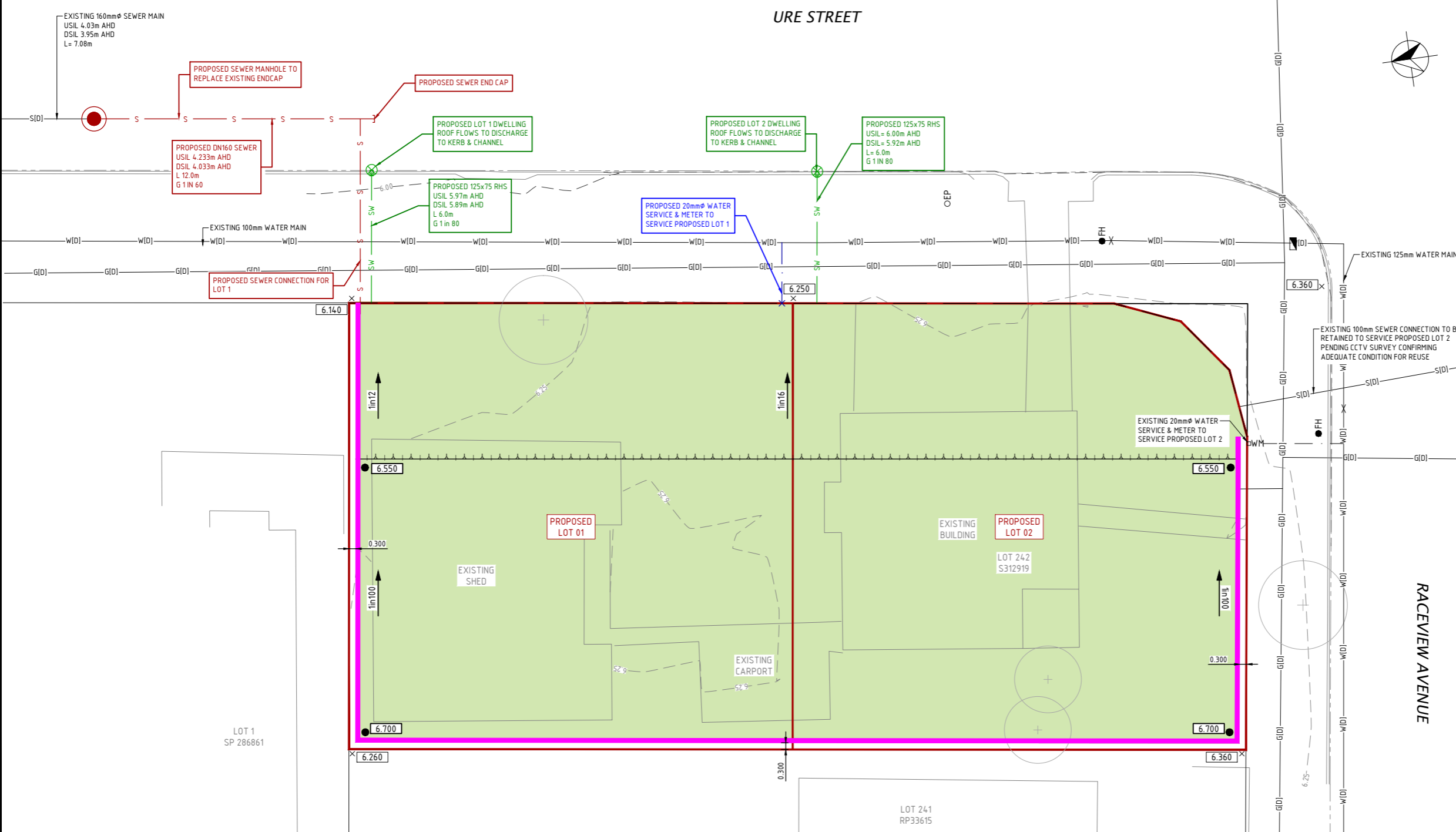
LEGEND

- DEVELOPMENT SITE
- EXISTING GAS
- EXISTING TELECOMMUNICATION
- EXISTING SEWERAGE MAIN
- EXISTING WATER MAIN
- EXISTING CONTOURS
- S PROPOSED SEWERAGE MAIN
- PROPOSED WATER SERVICE
- SW PROPOSED STORMWATER
- PROPOSED TOP OF BATTER
- PROPOSED TOE OF BATTER
- PROPOSED RETAINING WALL (MINOR)
- PROPOSED FILL

- NOTES:
- THIS DRAWING TO BE USED FOR DESIGN REVIEW AND ACCESS PERMISSION ONLY. NOT TO BE USED FOR CONSTRUCTION.
 - LEVELS ON SITE TO BE CONFIRMED BY DETAILED SURVEY AND DESIGN REVISED PRIOR TO CONSTRUCTION.
 - APPROPRIATE APPROVALS FROM THE LOCAL AUTHORITIES ARE REQUIRED PRIOR TO CONSTRUCTION.

EXISTING SERVICES NOTE:
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION OR FIELD SURVEY, IF MADE AVAILABLE TO MNCE AT THE TIME OF DESIGN. THE LOCATION OF UNDERGROUND SERVICES ARE NOTED WITH THEIR RESPECTIVE CLASS IN ACCORDANCE WITH ASS488:2022 THE AUSTRALIAN STANDARDS FOR CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI). NO POT HOLE HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE FURTHER SURVEY AND POT HOLE AS REQUIRED, TO CONFIRM THE NATURE AND LOCATION OF THESE SERVICES AND VERIFY THE DESIGN.

REAL PROPERTY DESCRIPTION
LOT 242 ON S312919



PLAN
SCALE 1:100



| REV. | DESCRIPTION | DATE | DRAWN | REVIEWED | VERIFIED |
|------|-------------------|----------|-------|----------|----------|
| A | PRELIMINARY ISSUE | 03.03.26 | PF | CFR | CFR |
| B | PRELIMINARY ISSUE | 10.03.26 | PF | CFR | CFR |
| | | | | | |
| | | | | | |

MILANOVIC NEALE CONSULTING ENGINEERS
CIVIL STRUCTURAL TRAFFIC PROJECT MANAGEMENT

CLIENT
QIYU DOU

PROJECT
74 RACEVIEW AVENUE, HENDRA

TITLE
PRELIMINARY SERVICES LAYOUT PLAN

| | | |
|-----------------------------|-----------------|------------------|
| DRAWN PF | DESIGNED CFR | DATE FEB 2026 |
| CHECKED CFR | APPROVED | |
| DRAWING No. C6626 - SK31 | REV. B | |

DO NOT SCALE FROM DRAWING
ALL SCALES ARE AS SHOWN (A1)

© THE ANSOUL ENGINEERING CONSULTING ENGINEERS