

CIVIL ENGINEERING SERVICES REPORT

377 Beaudesert Beenleigh Road, Windaroo QLD 4207

McDonald's Australia Limited



ENGINEERS
MANAGERS
SCIENTISTS

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Revision	Date	Description	Author	Verifier	Approver
DRAFT	1/07/2026	DRAFT ISSUE	SC	AA	AA
A	14/07/2026	ISSUE FOR APPROVAL	SC	AA	AA
B	27/07/2026	ISSUE FOR APPROVAL	SC	AA	AA

Authorised by: Abbas Alkamachy, for and on behalf of Lambert & Rehbein (SEQ) Pty Ltd.



Position:

RPEQ No.: 31054

Introduction

Lambert & Rehbein (SEQ) Pty Ltd has been commissioned by McDonald's Australia Limited to prepare a civil engineering services report for a proposed commercial development located at 377 Beaudesert Beenleigh Road, Windaroo QLD 4207. The site is located within the Logan City Council (LCC) Local government area.

The proposed development entails a new McDonald's restaurant with a drive-through and on-site parking situated in the southern portion of the site. Access is proposed via Carl Heck Boulevard to the east, with an additional connection provided from the existing service station located on the western side of the lot. A 1.5m wide road dedication is proposed along the eastern boundary fronting Carl Heck Boulevard. The development layout plan prepared by DM2 Architecture is enclosed in **Appendix A** of this report to illustrate the proposed development.

This report has been prepared to review existing services within the vicinity of the subject site and identify possible arrangements to service the proposed development.

Conceptual civil engineering services plans have been prepared and are enclosed in **Appendix B** to illustrate the proposed servicing arrangements for the development. It should be noted that these plans are preliminary only and will be subject to confirmation as part of any future development applications and detailed design consideration.

Response for the following Logan City Council Planning Scheme 2015 development codes are enclosed in **Appendix C**:

- Filling & Excavation Code
- Infrastructure Design Code

1. Site Description

The subject site is located at 377 Beaudesert Beenleigh Road, Windaroo QLD 4207, on land described as Lot 15 on RP839315. The site fronts onto Bannockburn Road to the south, Carl Heck Boulevard to the east, Beaudesert Beenleigh Road to the west, with the surrounding area to the north comprising residential properties. The western portion of the site operates as a service station. An easement is located along the southern boundary to accommodate the existing drainage corridor servicing the broader area. The total development area is 0.5345 hectares (including the south drainage easement area) and the locality is shown in **Figure 1.1**.



Figure 1.1. Subject Site Locality (Nearmap, December 2025)

The site is currently vacant. Detailed site survey indicates that the site ranges in elevation from RL16.6 to 14.8m AHD, generally falling southeast to the end of the drainage easement, as shown in **Figure 1.2**.

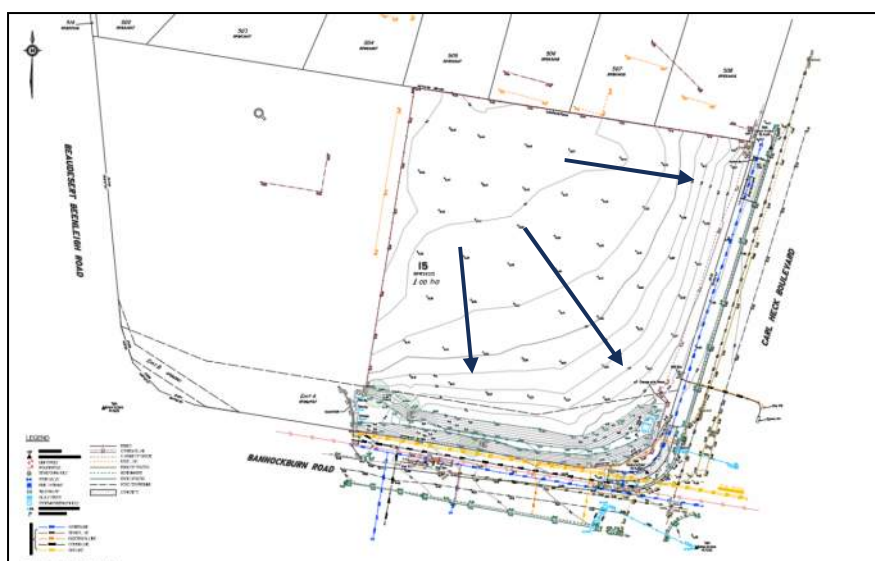


Figure 1.2. Subject Site Locality (Vision Surveys, May 2025)

2. Earthworks

The proposed development will require bulk earthworks to establish the building pad level for the new restaurant and the finished surface levels of the car park. The car park and drive-through areas will generally be graded in accordance with the existing topography, falling towards the southeast in the direction of the downstream section of the open channel drain. Earthworks are anticipated to consist predominately of cut to achieve the proposed conceptual levels.

It is anticipated that retaining walls can be avoided, utilising battered slopes in the surrounding landscaped areas. All Landscape batters will be limited to a maximum 1 in 4 slope.

Refer to **Appendix B** for concept earthworks layout plan prepared by Lambert & Rehbein.

All earthworks for the proposed development will be carried out generally in accordance with Logan City Council's requirements and the AS3798-2007 Guidelines on Earthworks for Commercial and Residential Developments.

4. Stormwater Drainage

4.1. Existing Stormwater

Stormwater runoff from the existing site generally sheet flows southeast into the downstream location of the open channel drain within the drainage easement, situated within the subject site. Flows are then discharged east via a multi-cell box culvert traversing Carl Heck Boulevard. The open channel within the site is considered the lawful point of discharge for the development.

4.2. Proposed Stormwater

It is proposed to construct a new stormwater drainage system within the McDonald's carpark to capture and convey post-developed runoff to the southeast of the site. Captured stormwater will be piped into an underground detention tank to treat and mitigate flows prior to discharging into the downstream section of the existing open channel drain.

For further information regarding the proposed stormwater management strategy for the development, refer to the accompanying Stormwater Management Plan, Ref. B25119CR002 prepared by Lambert & Rehbein (SEQ) Pty Ltd.

5. Sewerage Reticulation

Sewerage infrastructure owned and maintained by Logan City Council exists on site as shown below in **Figure 5.1**. According to detailed site survey, the site has an existing 150mm diameter sewer main at the northeastern corner of the site. A 300mm diameter sewer main also exists to the south of the site.

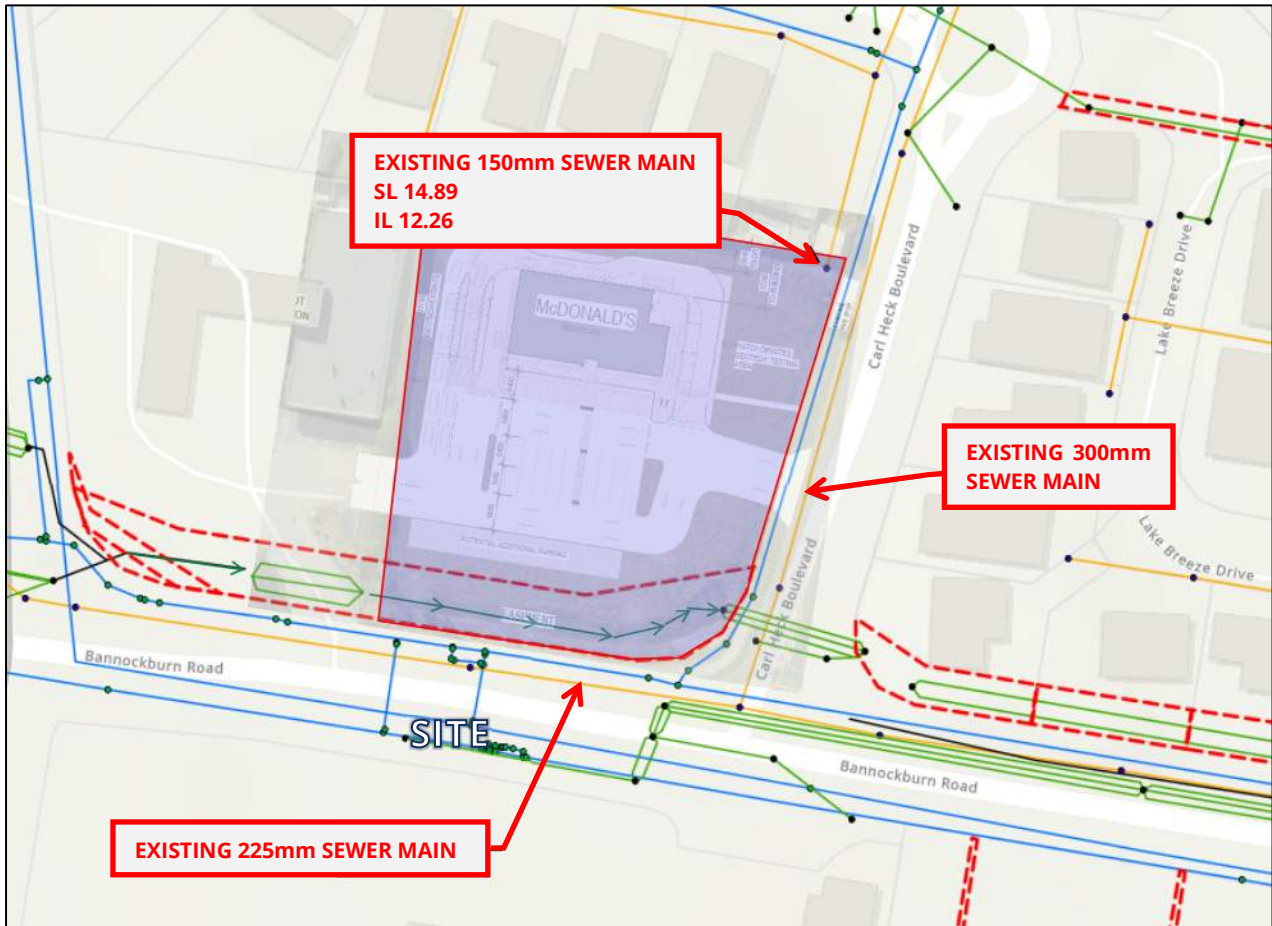


Figure 5.1. Existing LCC Sewer Infrastructure

Source: Logan Water, ArcGIS Mapping

An existing manhole and a 150mm sewer property connection are located within the northeastern corner of the development site. It is proposed to use this connection to service the McDonald's development.

Concept civil servicing layout plans have been prepared and enclosed in **Appendix B** of this report to illustrate anticipated servicing arrangements for the proposed development. It should be noted that these plans are preliminary only and will be subject to confirmation during detailed design.

6. Water Reticulation

Water reticulation owned and maintained by Logan City Council exists within the surrounding area of the site as shown below in **Figure 6.1**. A 100mm and 300mm diameter main exists within the adjacent verge on Carl Heck Boulevard and Bannockburn Road, respectively. The closest fire hydrant to the site is located adjacent to the northeast boundary corner of the site in Carl Heck Boulevard.

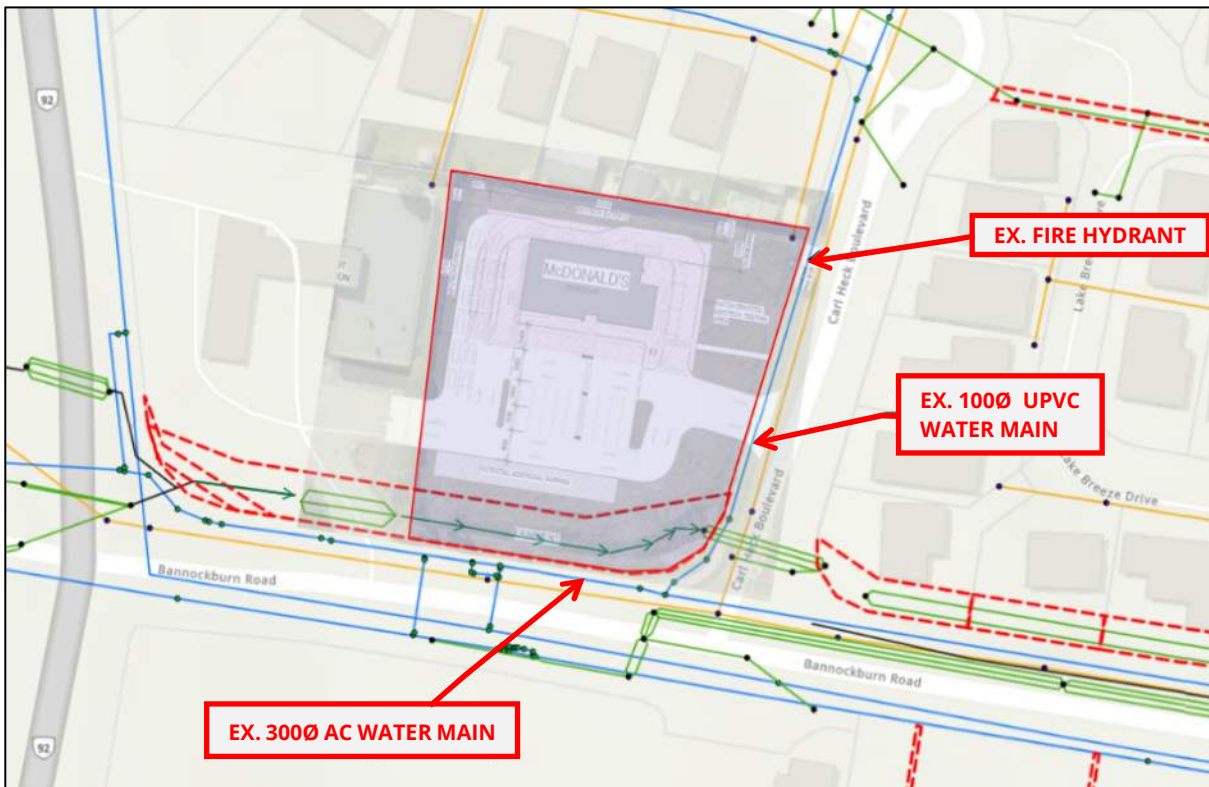


Figure 6.1. Existing LCC Water Infrastructure
Source: Logan Water, ArcGIS Mapping

It is proposed to service the development site from the east via the existing main located in Carl Heck Boulevard. The new service connection, water meter sizing and firefighting requirements will need to be determined by a hydraulic consultant.

Concept civil servicing layout plans have been prepared and enclosed in **Appendix B** of this report to illustrate anticipated servicing arrangements for the proposed development. It should be noted that these plans are preliminary only and will be subject to confirmation during detailed design.

7. Electricity and Telecommunication Services

Before You Dig Australia (BYDA), as constructed records and survey data obtained for the site indicates that electricity and telecommunication services are available at or near the subject site. It is anticipated that connections will be available to these services for the development.

Specialist advice will be obtained for these services to confirm adequate capacity or to identify and external works that may be required to connect to the development.

8. Conclusion

Lambert & Rehbein (SEQ) Pty Ltd has been commissioned by McDonald's Australia Limited to prepare a civil engineering services report for a proposed residential subdivision located at 377 Beaudesert Beenleigh Road, Windaroo QLD 4207. The site is located within the Logan City Council (LCC) Local government area.

The proposed development entails a new McDonald's restaurant with a drive-through and on-site parking situated in the southern portion of the site. Access is proposed via Carl Heck Boulevard to the east, with an additional connection provided from the existing service station located on the western side of the lot. A 1.5m wide road dedication is proposed along the eastern boundary fronting Carl Heck Boulevard. The development layout plan prepared by DM2 Architecture is enclosed in **Appendix A** of this report to illustrate the proposed development.

Conceptual civil engineering service plans have been prepared and are enclosed in **Appendix B** to illustrate the proposed servicing arrangements for the development. It should be noted that these plans are preliminary only and will be subject to confirmation as part of any future development applications and detailed design consideration.

Based on preliminary investigations, existing civil engineering services are either provided or can be extended/altered to service the proposed development. Furthermore, no engineering constraints have been identified as part of this assessment that, in our opinion, should preclude approval of the proposed development by Logan City Council.

Appendix A

Proposed Layout Plans By DM2 Architecture

SITE AREA SCHEDULE	
IDENTITY	AREA
McDONALDS LOT (INCLUDES EASEMENT)	5345 m ²
UNITED PETROLEUM LOT (INCLUDES EASEMENT)	4655 m ²
TOTAL PAVEMENT CALCULATION	2895 m ²

BUILDING GFA SCHEDULE	
DESCRIPTOR	AREA
BUILDING GFA STANDARD LAYOUT	407.0 m ²

PARKING SUMMARY	
TYPE	NO.
ACCESSIBLE WHEEL STOP	1
SERVERY BAY (3RD WINDOW)	1
STANDARD SPACE	30
WAITING BAY	2

SERVICES LEGEND:

APPROX. LOCATION OF SERVICES PLOTTED FROM SURVEY PLAN:

- SW-e SW-e EXISTING STORMWATER SERVICE
- E-e E-e EXISTING ELECTRICAL/COMMS SERVICE
- W-e W-e EXISTING WATER SERVICE
- S-e S-e EXISTING SEWER SERVICE
- C-e C-e EXISTING COMMUNICATIONS
- G-e G-e EXISTING GAS
- W W WATER SERVICE
- S S SEWER SERVICE
- SW SW STORMWATER SERVICE

LEGEND:

- Bx'o BOLLARDS
- EXPOSED AGGREGATE CONCRETE FOOTPATH AS SPECIFIED. REFER STRUCT. ENG'S DWGS FOR DETAILS.
- NEW LANDSCAPING BEDS.
- WS RUBBER WHEELSTOPS AS SPECIFIED. QTY: 09
- SH 2.7m LONG RUBBER SPEED HUMPS AS SPECIFIED. QTY: 8
- MIN. DDA CIRCULATION SPACE TO AS1428.1
- APPROX. EXTENTS OF RETAINING WALL TBC WITH CIVIL ENGINEERING
- POST & RAIL FENCE, REFER DETAILS
- NEW ACOUSTIC FENCE, REFER ACOUSTIC REPORT FOR REQUIREMENTS
- EXISTING ACOUSTIC FENCE
- DENOTES PART EXISTING ACOUSTIC FENCE TO BE REMOVED FOR NEW SHARED DRIVEWAY ACCESS

2 SITE PLAN
DA003 1:250

Revisions				
3	DA ISSUE	29/05/2026	MCD JB	
2	PRELIMINARY - SITE PLAN	21/05/2026	MCD JB	
1	UPDATED - COORD			
	SITE PLAN UPDATED - COORDINATION	24/04/2026	MCD JB	
Issue	Description	Date	Chk	Int

General Notes
Do not scale this drawing. The drawing shows dimensions only. All dimensions to be checked on site prior to construction of production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.

Drawing Notes

HATCH DENOTES PAINTED KERB. REFER TO NOTE 6.

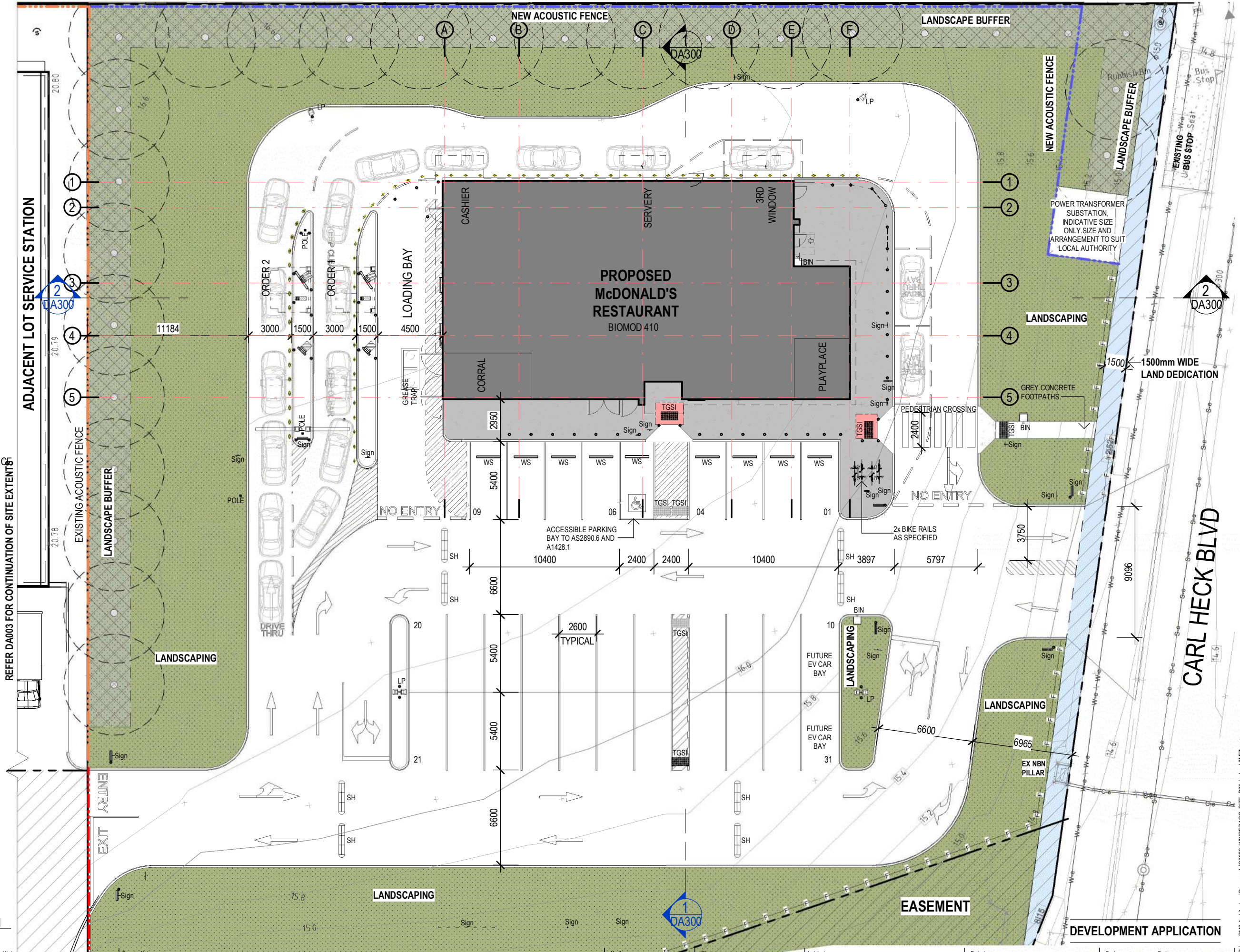
REFER DA003 FOR CONTINUATION OF SITE EXTENTS



Architect
DM2 ARCHITECTURE
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26A GREAT GEORGE STE, PADDINGTON
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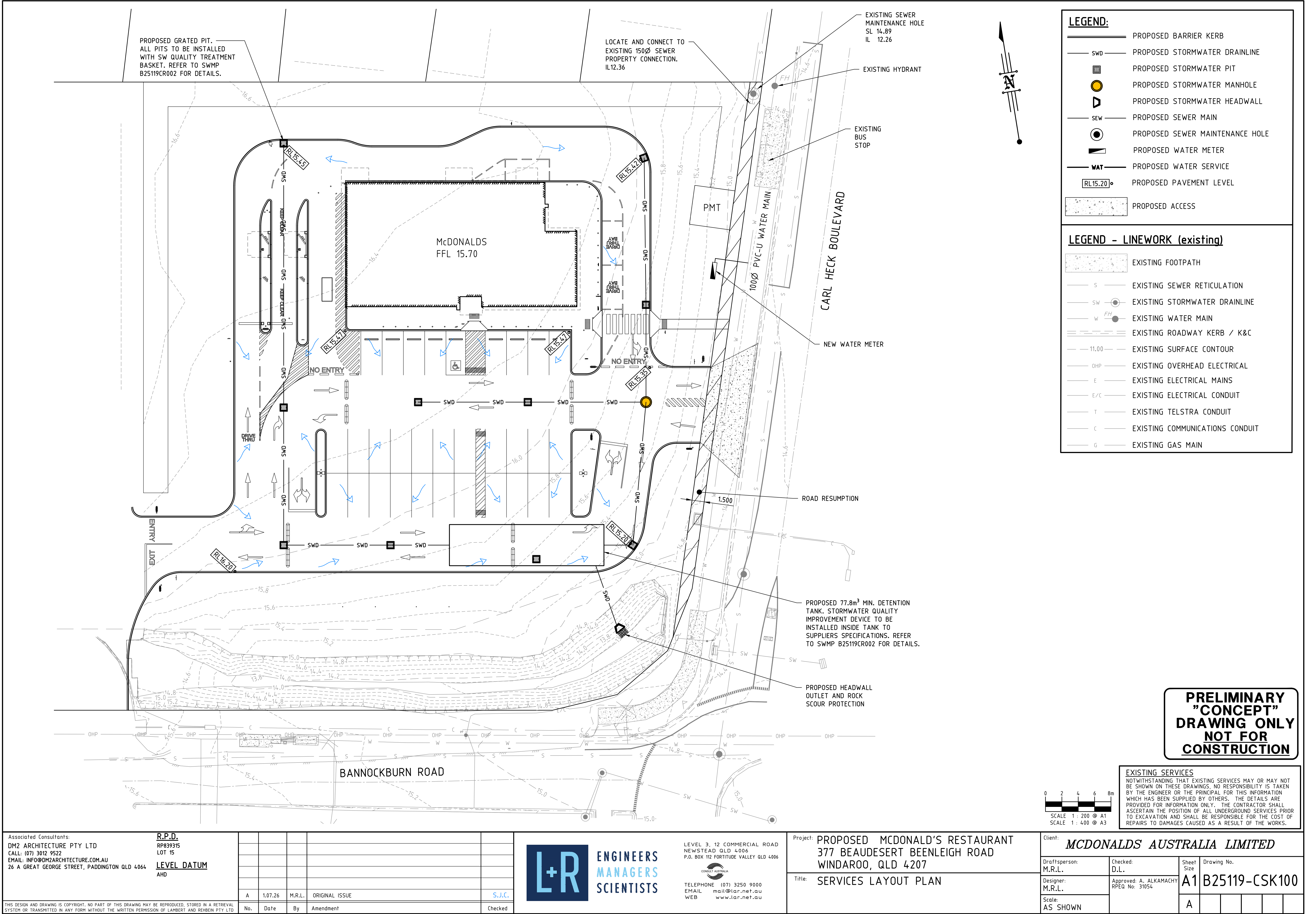
Project
McDONALD'S WINDAROO NEW STORE
Location
377 BEAUDESERT BEENLEIGH RD,
WINDAROO, QLD

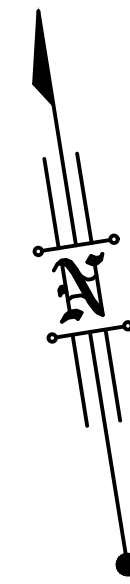
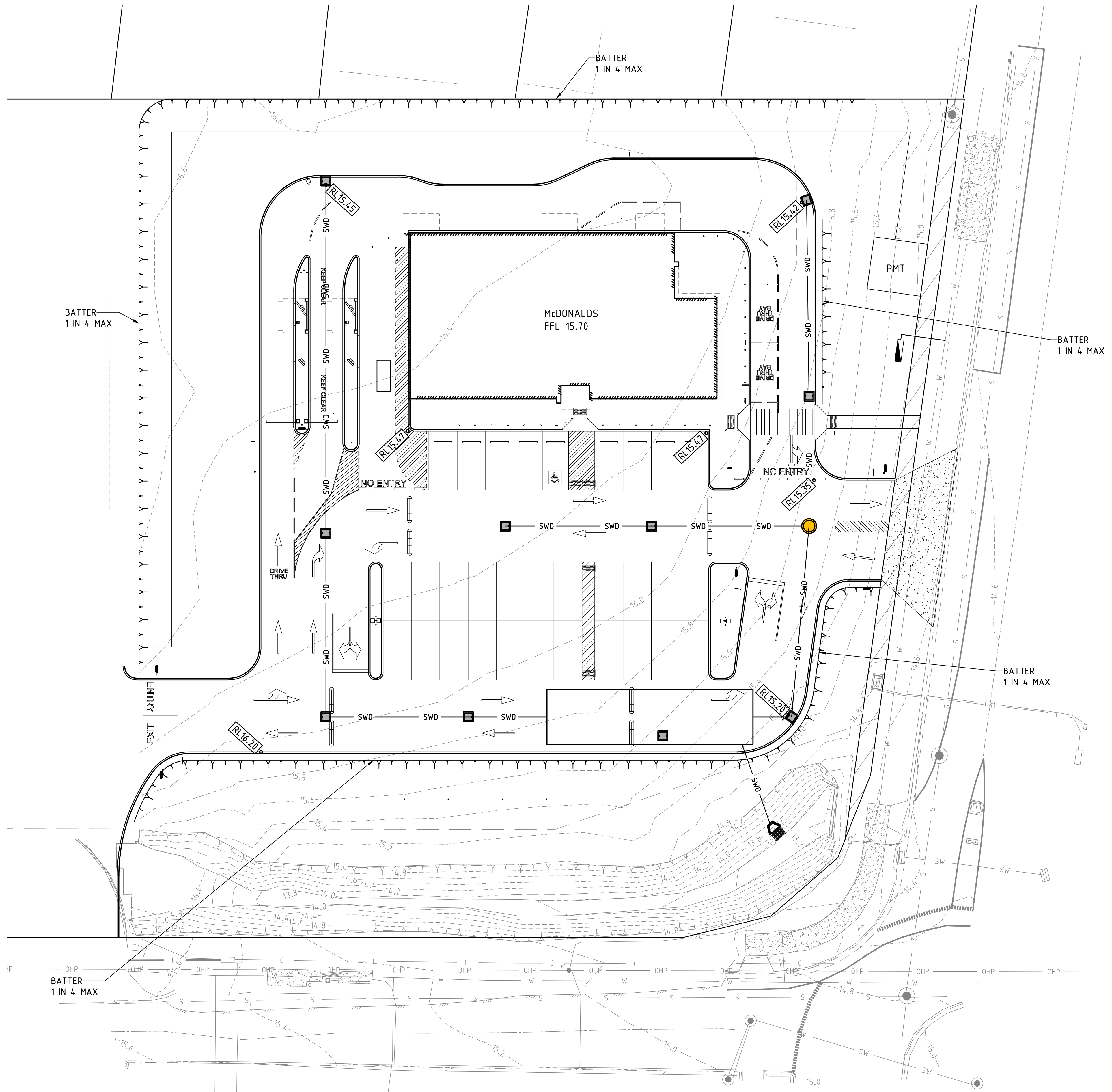
Scale
1:250 @ A3
Series
MOD 410
Drawing
SITE PLAN
Project Number
Q0000
Drawing Number
DA004
Issue
3



Appendix B

Concept Civil Engineering Servicing Plans





- LEGEND:**
- PROPOSED BARRIER KERB
 - SWD PROPOSED STORMWATER DRAINLINE
 - PROPOSED STORMWATER PIT
 - PROPOSED STORMWATER MANHOLE
 - PROPOSED STORMWATER HEADWALL
 - SEW PROPOSED SEWER MAIN
 - PROPOSED SEWER MAINTENANCE HOLE
 - PROPOSED WATER METER
 - WAT PROPOSED WATER SERVICE
 - RL15.20 PROPOSED PAVEMENT LEVEL
 - PROPOSED ACCESS

- LEGEND - LINEWORK (existing)**
- EXISTING FOOTPATH
 - S EXISTING SEWER RETICULATION
 - SW EXISTING STORMWATER DRAINLINE
 - W FH EXISTING WATER MAIN
 - EXISTING ROADWAY KERB / K&C
 - 11.00 EXISTING SURFACE CONTOUR
 - OHP EXISTING OVERHEAD ELECTRICAL
 - E EXISTING ELECTRICAL MAINS
 - E/C EXISTING ELECTRICAL CONDUIT
 - T EXISTING TELSTRA CONDUIT
 - C EXISTING COMMUNICATIONS CONDUIT
 - G EXISTING GAS MAIN

**PRELIMINARY
"CONCEPT"
DRAWING ONLY
NOT FOR
CONSTRUCTION**



EXISTING SERVICES
NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

Associated Consultants:
DM2 ARCHITECTURE PTY LTD
CALL: (07) 3012 9522
EMAIL: INFO@DM2ARCHITECTURE.COM.AU
26 A GREAT GEORGE STREET, PADDINGTON QLD 4064

R.P.D.
RP839315
LOT 15
LEVEL DATUM
AHD

A	1.07.26	M.R.L.	ORIGINAL ISSUE		S.J.C.
No.	Date	By	Amendment		Checked



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Project: **PROPOSED MCDONALD'S RESTAURANT
377 BEAUDESERT BEENLEIGH ROAD
WINDAROO, QLD 4207**
Title: **EARTHWORKS LAYOUT PLAN**

Client: MCDONALDS AUSTRALIA LIMITED			
Draftsperson: M.R.L.	Checked: D.L.	Sheet Size	Drawing No.
Designer: M.R.L.	Approved: A. ALKAMACHY RPEQ No: 31054	A1	B25119-CSK200
Scale: AS SHOWN		A	

THIS DESIGN AND DRAWING IS COPYRIGHT, NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF LAMBERT AND REHBEIN PTY LTD

Appendix C

Logan City Council Development Code Responses

PERFORMANCE OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
For accepted development (subject to requirements) and assessable development				
Protection of natural processes and ecosystems				
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	A01 The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	✓	Erosion and sediment control measures will be implemented during construction phase.	
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	A02 Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	✓	Topsoil and spoil material will be stockpiled in a suitable location with measures implemented during construction to protect the surrounding areas, generally in accordance with part 3.3, Planning scheme policy 5.	
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	A03 Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	✓	Development will use select, clean fill material, free of debris and contaminants.	
Protection of existing and planned infrastructure				
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	A04 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	✓	Filling and excavation works around existing infrastructure and underground services will be undertaken generally in accordance with part 3.3, Planning scheme policy 5. Underground services will be located and protected on site. Design and construction around existing infrastructure and services will be undertaken per Council's and the applicable asset owner's requirements.	
Protection and enhancement of personal health and safety and premises				
PO5 Filling or excavation works do not adversely affect personal health and safety.	A05 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	✓	Development will implement PPE and safety measures on site during construction	
Surface water flow				
PO6 Surface water drainage does not cause any of the following: a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or c. diversion or concentration of flow from or onto adjoining premises or infrastructure.	A06 Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	✓	Development will provide a suitable stormwater drainage system within the site, generally in accordance with QUDM and Council's requirements.	
Batters				
PO7 A batter: a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	A07 A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.	✓	Batters will be designed and constructed generally in accordance with Section 3.3.6, Planning scheme policy 5.	

Solution: ✓ = Acceptable Solution

✓ PC = Satisfies Performance Criteria Directly

A/S = Alternative Solution

N/A = Not applicable to this proposal

Ref: B25119CR001 - Filling and Excavation Code

PERFORMANCE OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
Retaining walls				
PO8 A retaining wall: a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises that is being filled; g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance.	A08 A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.	✓	Retaining walls will be designed and constructed generally in accordance with Section 3.3.6.2, Planning scheme policy 5.	
Filling of a dam				
PO9 The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	A09 The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	N/A		

PERFORMANCE OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
For accepted development (subject to requirements) and assessable development				
Provision, design, construction and location of infrastructure				
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	✓	Reports and conceptual drawings have been provided generally in accordance with part 2, Planning scheme policy 5.	
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values.	AO2 Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure; h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for	✓	Development is able to connect the site to all required infrastructure and services generally in accordance with the relevant sections of Planning scheme policy 5.	

Solution: ✓ = Acceptable Solution

✓ PC = Satisfies Performance Criteria Directly

A/S = Alternative Solution

N/A = Not applicable to this proposal

Ref: B2XXXXCR001 - Infrastructure Design Code

PERFORMANCE OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
Location of development				
P03 Development is located to protect trunk infrastructure networks.	AO3 Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	A/S	Development is located within planned trunk infrastructure maps LGIP-03.00 to 08.00. It is noted that planned trunk infrastructure shown within the proximity of the site are predominately existing and will be retained and protected during construction.	
Fire fighting				
P04 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 Fire hydrant installations; b. QFES: Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots.	N/A		
P05 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	AO5 Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	N/A		

PERFORMANCE OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
Waste management				
PO6 Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO6.1 Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.	✓	Development provides a refuse area that will be generally in accordance with Planning scheme policy 9.	
	AO6.2 Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	✓	Development provides a refuse area that will be designed generally in accordance with Planning scheme policy 9. It is further noted that the location and arrangement/methods for refuse collection is generally typical for a McDonald's restaurant development.	
Disposal of trade waste				
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	AO7 The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	✓	The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	
Roof water drainage and surface water drainage				
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	✓	Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	
Natural flow of surface water				
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	✓	Stormwater will be designed and constructed generally in accordance with part 3.6, Planning scheme policy 5. Refer to Stormwater Management Plan B25119CR002 for details of the proposed stormwater strategy.	

Solution: ✓ = Acceptable Solution

✓ PC = Satisfies Performance Criteria Directly

A/S = Alternative Solution

N/A = Not applicable to this proposal

Ref: B2XXXXCR001 - Infrastructure Design Code

PERFORMANCE OUTCOMES	ACCEPTABLE SOLUTIONS	SOLUTIONS	COMMENTS	COUNCIL USE ONLY
Water sensitive urban design				
PO10 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.	AO10 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	✓	Stormwater will be designed and constructed generally in accordance with part 3.6, Planning scheme policy 5. Refer to Stormwater Management Plan B25119CR002 for details of the proposed stormwater strategy.	
Movement network				
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	AO11 Development does not cause or contribute to projected traffic levels: a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.	✓	Development will not cause adverse impacts to planned standards of service for surrounding road and roundabout intersection. Refer to traffic impact assessment report, B25119RE001 for details.	
Integrated movement concept report				
PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	AO12 Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.	N/A		
For assessable development only				
Land use and transport integration				

Solution: ✓ = Acceptable Solution

✓ PC = Satisfies Performance Criteria Directly

A/S = Alternative Solution

N/A = Not applicable to this proposal

Ref: B2XXXXCR001 - Infrastructure Design Code

P012 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m² or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger transport facilities.	AO12 No acceptable outcome provided.	N/A		
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