



CODE COMPLIANCE REPORT

CW26008

PROPOSED DEVELOPMENT AT
175 Albert Street
Logan Village

PREPARED FOR
Levai Group Pty Ltd

August 2026

Civil Works Engineers

PO Box 13, Moorooka QLD 4105
U3, 1311 Ipswich Road, Rocklea QLD 4107
Tel: (07) 3195 8180

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CW26008

PROPOSED DEVELOPMENT AT
175 Albert Street
Logan Village

PREPARED FOR
Levai Group Pty Ltd

REVISION / CHECKING

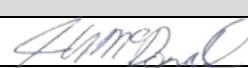
Rev No.	Date	Issued By	Signed	Reviewed By	Signed
0	07.08.26	F. Souza		J. McDonald	
Authorised By: R. Andrade			 RPEQ 7675	Dated:	07.08.26

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1. Introduction

This report has been prepared to address the Logan City Council (LCC) engineering codes for the proposed development at 175 Albert Street, Logan Village. The codes addressed in this report are:

- Infrastructure Code; and,
- Filling and Excavation Code.

This development will be assessed against the development provisions of the Logan City Council Planning Scheme 2015. This report is to be read in conjunction with the Site Plan provided by Toohey Survey and As-Constructed Drawings provided by Logan City Council.

2. Code Compliance Requirements

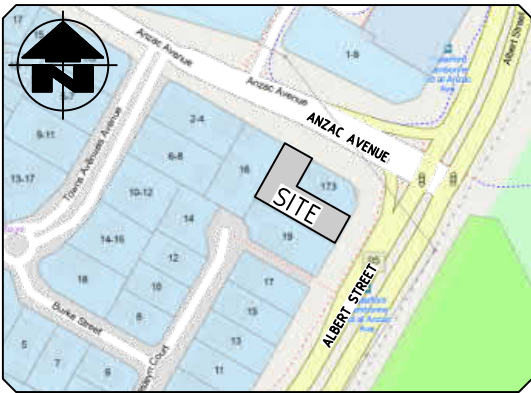
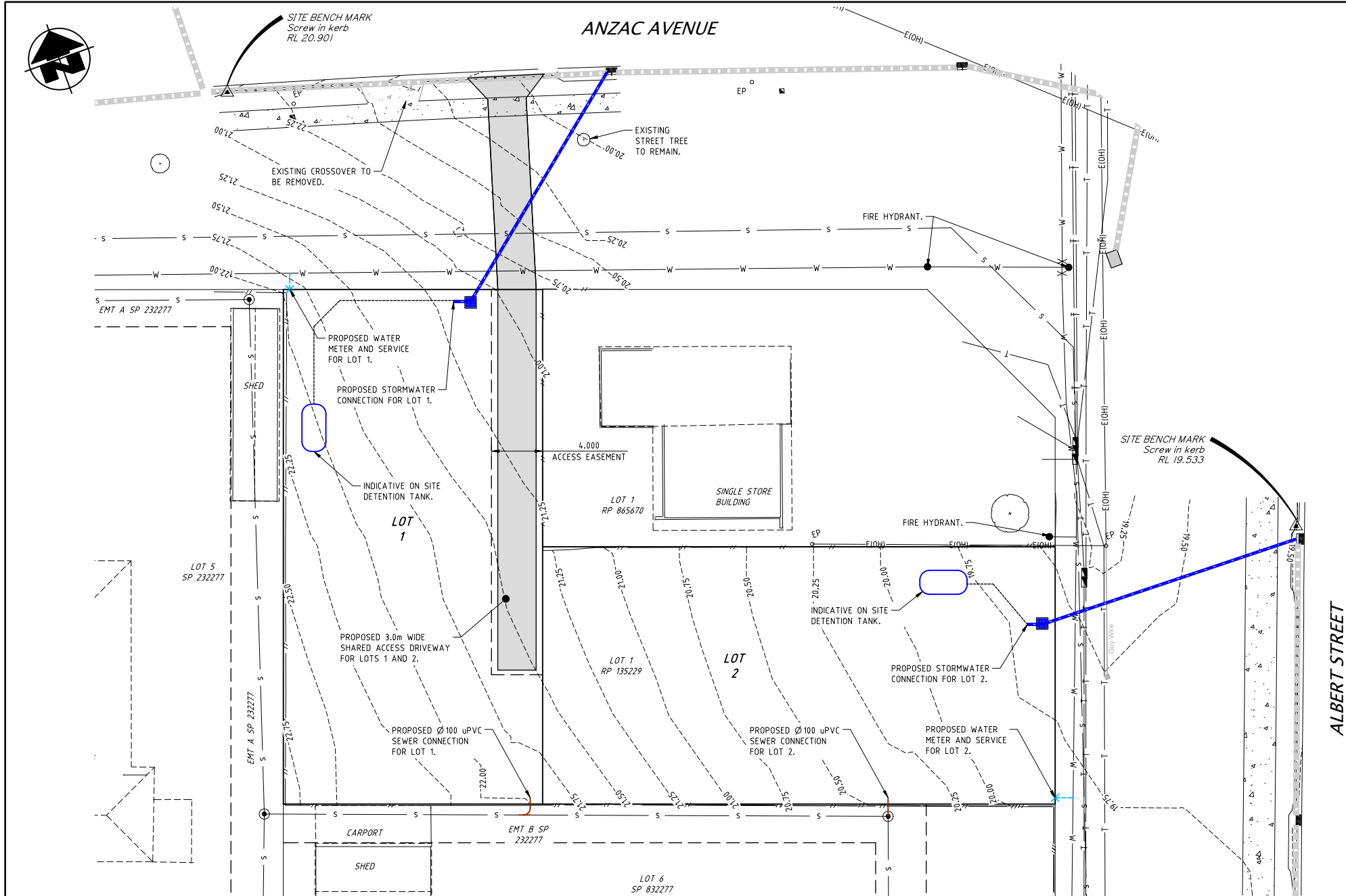
The tables in the following Appendices C and D detail the performance criteria and acceptable solutions as required by Logan City Council. Generally acceptable solutions have been provided for the applicable criteria. Where acceptable solutions were unable to be achieved, alternative solutions have been provided, accompanied by descriptive comments and/or justification.

3. Conclusion

This report addresses the applicable Logan City Council code compliance requirements for the project and confirms that the development can be adequately serviced by existing and proposed infrastructure, and that the development can be generally undertaken in accordance with the relevant engineering codes.

Final arrangement and site infrastructure requirements are to be confirmed during the detailed design phase.

APPENDIX A – Concept Services Sketch



LOCALITY PLAN
SCALE 1:2500

DO NOT SCALE.
CONFIRM ALL DIMENSIONS ON SITE.
ORIGINAL DRAWING SIZE - A1

ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	25.07.26

LEGEND	
---	EXISTING SURFACE CONTOURS
---	EXISTING STORMWATER
---	PROPOSED STORMWATER
WM	EXISTING WATER METER
X	EXISTING WATER VALVE
●	EXISTING FIRE HYDRANT
W	EXISTING WATER MAIN
---	PROPOSED WATER SERVICE
X	WATER SERVICE ENTRY POINT
S	EXISTING SEWER
---	PROPOSED SEWER
E(OH)	EXISTING ELECTRICAL OVERHEAD
EP	EXISTING ELECTRICITY POLE
T	EXISTING TELECOMMUNICATIONS LINE
■	EXISTING TELECOMMUNICATIONS PIT
---	EXISTING CONCRETE TO REMAIN
---	PROPOSED CONCRETE DRIVEWAY

ASSOCIATED CONSULTANT

PROJECT
175 ALBERT STREET
LOGAN VILLAGE

CLIENT
LEVAI GROUP PTY LTD

TITLE
CONCEPT SERVICES
SKETCH

CIVILWORKS
ENGINEERS
U3, 1311 Ipswich Road, Rocklea QLD 4106
PO Box 13, Moorooka QLD 4105
T (07) 3195 8180
E info@civilworks.com.au
W www.civilworks.com.au

Designed FS	Drawn FS	Date 25.07.26
Approved [Signature]	Scale AS SHOWN	Rev.
Drawing No. CW26008-SK01	A	

FIRE HYDRANT NOTE
EXISTING FIRE HYDRANTS IN ALBERT STREET AND ANZAC AVENUE MEETS THE REQUIREMENTS OF SEQ WS&S D&C CODE SECTION 8.8.8 FOR THE DEVELOPMENT.

EXISTING SERVICES NOTE
THIS DESIGN HAS BEEN PREPARED BASED ON SERVICE AUTHORITY AS CONSTRUCTED INFORMATION. NO POT HOLING HAS BEEN UNDERTAKEN TO VERIFY EXISTING SERVICE LOCATIONS AND DEPTHS. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE POT HOLING TO VERIFY THE DESIGN.

DIAL BEFORE YOU DIG NOTE
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT 'DIAL BEFORE YOU DIG' PH.1100 FOR THE LOCATION OF EXISTING PUBLIC UTILITIES PRIOR TO EXCAVATION. ANY DAMAGE CAUSED TO EXISTING PUBLIC UTILITIES BY THE CONTRACTOR WILL BE REPAIRED BY THE RELEVANT AUTHORITY AT THE CONTRACTORS EXPENSE.

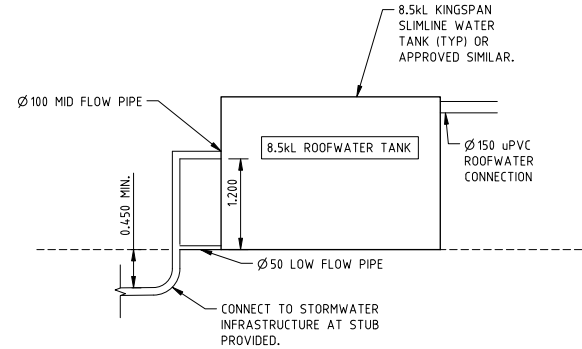
PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY NOTE
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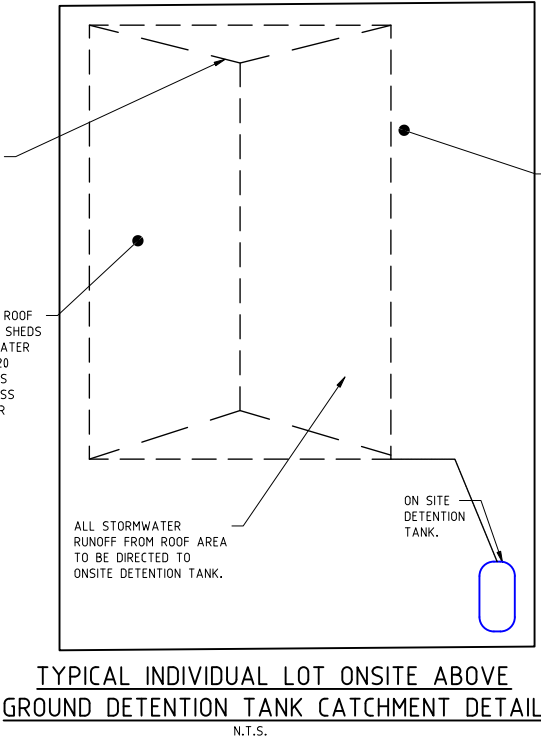
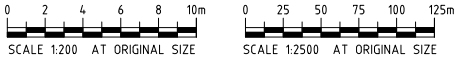
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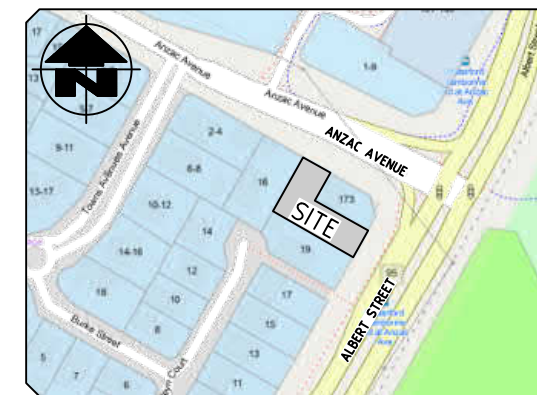
REAL PROPERTY DESCRIPTION	
LOT No. 1	PLAN No. RP 135229



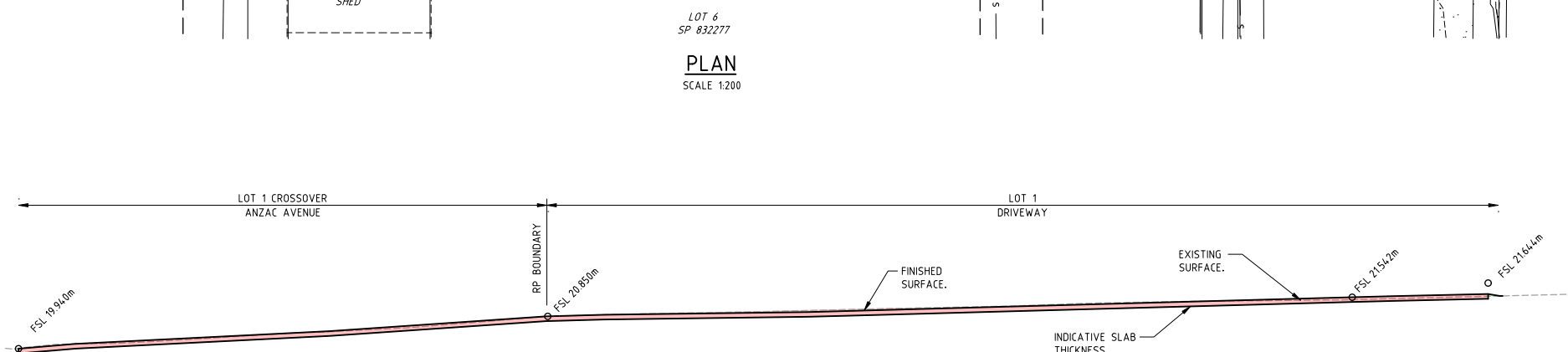
DETENTION TANK ARRANGEMENT - LOTS 1 & 2
N.T.S.



TYPICAL INDIVIDUAL LOT ONSITE ABOVE
GROUND DETENTION TANK CATCHMENT DETAIL
N.T.S.



B SECTION B
- SCALE 1:100



 SECTION A

SCALE 1:100

PRELIMINARY
NOT FOR CONSTRUCTION



REAL PROPERTY DESCRIPTION	
LOT No.	1
PLAN No.	RP 135229

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CONFIRM ALL DIMENSIONS ON SITE. ORIGINAL DRAWING SIZE - A1		
ISSUE	AMENDMENT	DATE
A	PRELIMINARY ISSUE	25.07.26

EXISTING SURFACE LEVEL
FINISHED SURFACE LEVEL

- | | |
|---|----------------------------------|
|  | PROPOSED AREA OF FILL |
|  | PROPOSED AREA OF CUT |
| —SWD— | EXISTING STORMWATER |
| —SWD— | PROPOSED STORMWATER |
|  | EXISTING WATER METER |
|  | EXISTING WATER VALVE |
|  | EXISTING FIRE HYDRANT |
| —W— | EXISTING WATER MAIN |
|  | PROPOSED WATER SERVICE |
|  | WATER SERVICE ENTRY POINT |
| —S— | EXISTING SEWER |
|  | PROPOSED SEWER |
| —E(OH)— | EXISTING ELECTRICAL OVERHEAD |
|  | EXISTING ELECTRICITY POLE |
| —T— | EXISTING TELECOMMUNICATIONS LINE |
|  | EXISTING TELECOMMUNICATIONS PIT |
|  | EXISTING CONCRETE TO REMAIN |

ASSOCIATED CONSULTANT

PROJECT
175 ALBERT STREET
LOGAN VILLAGE

CLIENT
LEVAI GROUP PTY LTD

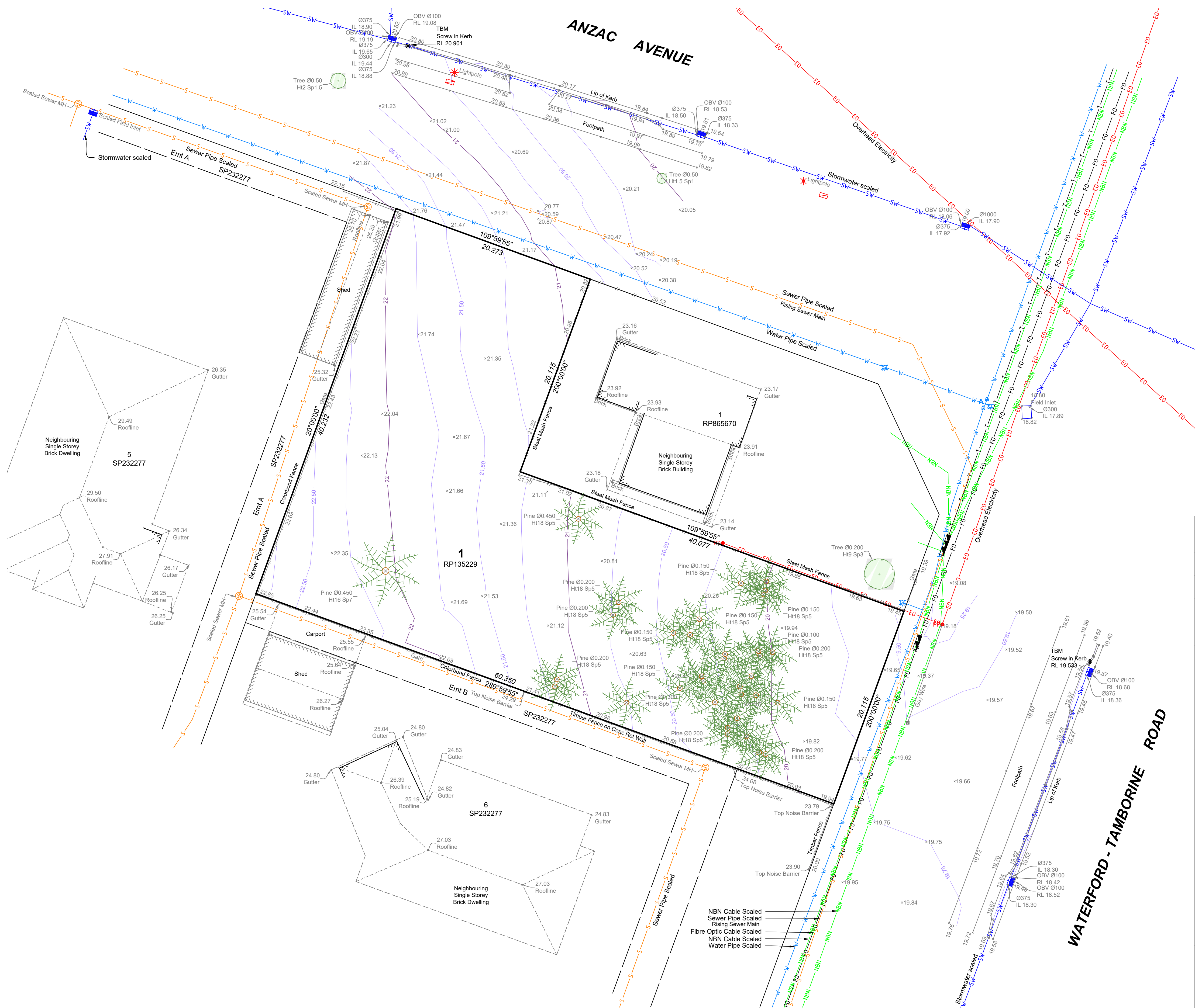
TITLE
CONCEPT EARTHWORKS
SKETCH

CIVILWORKS
ENGINEERS

U3, 1311 Ipswich Road, Rocklea QLD 4106
PO Box 13, Moorooka QLD 4105
T (07) 3195 8180
E info@civilworks.com.au
W www.civilworks.com.au

Designed FS	Drawn FS	Date 25.07.26
Approved <i>[Signature]</i>	Scale AS SHOWN	
Drawing No. CW26008-SK10		Rev. A

APPENDIX B – Survey and Subdivision Plan



Project:
175 Albert Street,
Logan Village.

Client:
Tom Levai

Associated Consultant:

Title:
Detail Survey
Lot 1 on RP135229
Locality of LOGAN VILLAGE
Local Government of LOGAN CITY

Note:

The boundaries shown herein were not marked at the time of survey and have been derived from SP180741. Easement and adjoining lot information, including boundaries, have been derived from Smartmap.

The levels shown were existing at the surveyed date and may not represent the Local Authority's definition of Ground Level.

Only visible surface features of services shown herein have been located, where possible, by field survey. If not able to be located, services have been scaled from records and noted herein.

Prior to any demolition, excavation or construction on the site the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

LEGEND

S

Water (from LCC DBVD)

W

Stormwater (from LCC DBVD)

EO

Electricity - Overhead

T

Telecommunications (from Telstra DBVD)

NBN

NBN Cables (from nbn DBVD)

FO

Fibre Optic Cables (from Optus DBVD)

Roof line/works from Survey & Satellite Imagery

Fence

⊙

Temporary Bench Mark

⊙

Sewer MH

⊙

Lightpole

⊙

Electricity Pit

⊙

Telecom Pit

⊙

Water Valve

⊙

Fire Hydrant

⊙

Gullypit

⊙

Tree Note: Tree Trunk Ø(m)
Ht - Height (m)
Sp - Diameter of Spread (m)

TOOHEY SURVEY

SURVEYORS & PLANNERS

Toohey Survey Pty Ltd

ABN 42 088 495 354

(07) 3800 4331

tooheysurvey.com.au

Surveyed: KAH - 17/06/26

Drawn: KAH - 18/06/26

Level Datum: AHD Derived by GNSS CORS

Scale: 1:200 (A1)

Dwg No. 261071-D1

Issue: A

LCC Property Flood Report

Probable Maximum Flood (PMF)

23.5m AHD

2% AEP Flood Level

N/A

5% AEP Flood Level

N/A

Underground Electricity on Anzac Avenue Not Mapped

50

0

5

10

15

20

Scale 1: 200(A1) - Lengths are in metres

LCC Property Flood Report	
Probable Maximum Flood (PMF)	23.5m AHD
2% AEP Flood Level	N/A
5% AEP Flood Level	N/A



B	Amend Proposed Easement	19/06/26
A	Original Issue	18/06/26

Issue	Description	Date
-------	-------------	------

Project:
175 Albert Street,
Logan Village.

Client:
Tom Levai

Associated Consultant:

Title:
Proposal Plan
Lot 1 on RP135229
Locality of LOGAN VILLAGE
Local Government of LOGAN CITY

Note:
No of Existing Lots: 1
No of Proposed Lots: 2
Minimum Lot Size: 806m²
Average Area of Lots: 809m²
Total Area: 1618m²

The boundaries shown hereon were not marked at the time of survey and have been derived from SP180741. Easement and adjoining lot information, including boundaries, have been derived from Smartmap. Contours, structures and survey features have been derived from Toohey Survey drawing 261071_D1.

LEGEND	
Sewer (from LCC DBYD)	S
Water (from LCC DBYD)	W
Stormwater (from LCC DBYD)	SW
Electricity - Overhead	EO
Telecommunications (from Telstra DBYD)	T
NBN Cables (from nbn DBYD)	NBN
Fibre Optic Cables (from Optus DBYD)	FO
Roof firework from Survey & Satellite Imagery	
Fence	
Temporary Bench Mark	
Sewer M/N	
Lightpole	
Electricity Pit	
Electricity Pole	
Telecom Pit	
Water Valve	
Fire Hydrant	
Gullypit	
Tree Note: Tree Trunk Ø(m)	
HT - Height (m)	
Sp - Diameter of Spread (m)	



TOOHEY SURVEY
SURVEYORS & PLANNERS
Toohey Survey Pty Ltd ABN 42 088 495 354
(07) 3800 4331 tooheysurvey.com.au

Surveyed: KAH - 17/06/26 Drawn: KAH - 18/06/26

Level Datum: AHD Derived by GNSS CORS

Scale: 1:200 (A1)

Dwg No. 261071-P1-B Issue: A

LCC Property Flood Report	
Probable Maximum Flood (PMF)	23.5m AHD
2% AEP Flood Level	N/A
5% AEP Flood Level	N/A

5 0 5 10 15 20
Scale 1: 200(A1) - Lengths are in metres

APPENDIX C – Infrastructure Code Compliance

*Logan City Council Planning Scheme 2015:9.2
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
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.	A	Development is capable of being serviced by the required infrastructure. Refer to Appendix A for the Concept Services Sketch for details.	
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;	A	It is foreseen that development is able to connect into existing sewer, water, stormwater, electricity and telecommunications. Existing infrastructure currently services the site. Electrical and telecommunications requirements are to be confirmed by the electrical consultant.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	(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.			

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	Editor's note—The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4—Local Government Infrastructure plan.			
PO3 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	The subject site is located within the trunk infrastructure networks identified in the Local Government Infrastructure Plan (LGIP) Plans for Trunk Infrastructure (LGIP-03 to LGIP-08), and trunk infrastructure will be protected.	
PO4 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	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;	N/A	The proposed development is a subdivision only, and the proposed development does not include lots accessed via common private title. All proposed lots are accessed directly from the public road network	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
and under group or body corporate control.	(b)QFES: Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots.			
PO5 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 an 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	A	Development is in a water supply service area and can be connected to existing infrastructure.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	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.			
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	N/A	Development is residential, and it is not envisaged that the disposal of trade waste will occur.	

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	A06.2 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.	A	The proposed development does not include communal refuse or recycling storage facilities. Waste collection will be undertaken via individual kerbside collection for each lot, with bins stored within each property. Accordingly, the development will not result in adverse odour, noise or visual impacts on the amenity of adjoining land uses.	
P07 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	A07 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.	A	The proposed development is not expected to generate trade waste. Domestic wastewater will discharge to the reticulated sewerage network, and the sewer admission standards for trade waste are therefore not applicable.	

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
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.	A	The proposed development will not result in any worsening of stormwater impacts to adjoining properties, including increases in flow intensity, nor concentration of flows onto adjoining premises. Suitably designed stormwater property connections will be provided. Refer to the Concept Services Sketch in Appendix A.	
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.	A	The development complies with the standards for stormwater infrastructure specified in the PSP.	
P010	AO10	A	Stormwater runoff from the proposed development will be managed in	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
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.	Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.		accordance with Part 3.6 of Planning Scheme Policy 5 – Infrastructure. Stormwater will be collected and discharged to the identified lawful points of discharge via the existing drainage network, ensuring no adverse impacts on surrounding properties.	
P011	AO11	N/A	It is not envisaged that the proposed development will generate a significant	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	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.		increase in vehicular traffic, as it involves a 1 into 2 lot subdivision only with no change in land use intensity.	
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	It is not envisaged that the proposed development will generate a significant increase in vehicular traffic, as it involves a 1 into 2 lot subdivision only with no change in land use intensity.	
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5000m ² or more:	AO13 No acceptable outcome provided.	N/A	The development is not more than 5000m ² .	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

*Logan City Council Planning Scheme 2015
Infrastructure Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
(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. Note—SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.				

APPENDIX D – Filling and Excavation Code Compliance

Logan City Council Planning Scheme 2015
Filling and Excavation Code

Performance Criteria and
Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	AO1 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 .	A	An erosion and sediment control strategy will be developed during the detailed design phase for implementation during construction to limit the risk of on-site erosion or soil loss, if required.	
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	AO2 Topsoil and spoil is stockpiled to comply with part 3.3—Filling and excavation standards in planning scheme policy 5—Infrastructure .	A	Topsoil and spoil will be stockpiled in a manner that does not adversely affect natural processes and ecosystems.	
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	AO3 Filling complies with part 3.3—Filling and excavation standards in planning scheme policy 5—Infrastructure .	A	Subdivision only. The proposed earthworks will only occur on the proposed driveway, and will comply with filling and excavation standards in planning scheme policy 5—Infrastructure.	
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	AO4 Filling or excavation works comply with part 3.3—Filling and excavation standards in planning scheme policy 5—Infrastructure .	A	Subdivision only. The proposed earthworks will only occur on the proposed driveway, and will comply with filling and excavation standards in planning scheme policy 5—Infrastructure.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

*Logan City Council Planning Scheme 2015
Filling and Excavation Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO5 Filling or excavation works do not adversely affect personal health and safety.	AO5 Filling or excavation works comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	A	Subdivision only. The proposed earthworks will only occur on the proposed driveway, and will comply with filling and excavation standards in planning scheme policy 5–Infrastructure.	
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.	AO6 Surface water drainage complies with part 3.3–Filling or excavation standards in planning scheme policy 5–Infrastructure.	A	Stormwater infrastructure will be provided for the site. It is not foreseen that the works will cause ponding or concentrated flow from or onto adjoining premises.	
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.	AO7 A batter is designed and constructed to comply with the standards specified in section 3.3.6–Batters and retaining walls in planning scheme policy 5–Infrastructure.	N/A	Subdivision only. Minor battering is proposed along the driveway to achieve a smooth tie-in with the existing ground levels. No retaining walls are proposed.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

*Logan City Council Planning Scheme 2015
Filling and Excavation Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO8 A retaining wall: (a) is not constructed of timber and are 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 .	N/A	No retaining walls are currently proposed.	

*Logan City Council Planning Scheme 2015
Filling and Excavation Code*

*Performance Criteria and
Acceptable Solutions Table*

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
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.	AO9 The filling of a dam complies with part 3.3 —Filling and excavation standards in planning scheme policy 5 —Infrastructure.	N/A	Not applicable as no works to dams are proposed.	

APPENDIX E – SARA State Code 1

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
Table 1.1 Development in general				
Buildings, structures, infrastructure, services and utilities				
PO1 The location of the development does not create a safety hazard for users of the state-controlled road .	AO1.1 Development is not located in a state-controlled road .	A	The development is located beside a state-controlled road (Albert Street). However, it is not envisioned that the development will create a safety hazard due to the proximity to the state-controlled road, as the works proposed are minimal in nature.	
	AO1.2 Development can be maintained without requiring access to a state-controlled road .	A	Access is located in Anzac Avenue, which is not a state-controlled road.	
PO2 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	A	The proposed works are minor in nature, involving only the discharge of stormwater to the existing gully pit. As such, the works are not expected to result in any significant disturbance to the existing road verge.	
PO3 The location of the development does not obstruct road transport	No acceptable outcome is prescribed.	A	The location of the development will not obstruct road transport infrastructure or adversely impact the operating	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
infrastructure or adversely impact the operating performance of the state-controlled road .			performance of the state-controlled road as access is through Anzac Avenue, which is not a state-controlled road.	
PO4 The location, placement, design and operation of advertising devices, visible from the state-controlled road , do not create a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	N/A	No such works are proposed.	
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road .	AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials.	A	Subdivision only. Architecture to be addressed during the building phase, as no construction works are proposed at this stage.	
	AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road .	A	Subdivision only. Architecture to be addressed during the building phase, as no construction works are proposed at this stage.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	A05.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road .	A	Subdivision only. Architecture to be addressed during the building phase, as no construction works are proposed at this stage.	
	A05.4 External lighting of buildings and structures does not involve flashing or laser lights.	A	Subdivision only. Architecture to be addressed during the building phase, as no construction works are proposed at this stage.	
PO6 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road .	A06.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	N/A	No such works are proposed.	
Landscaping				
PO7 The location of landscaping does not create a safety hazard for users of the state-controlled road .	A07.1 Landscaping is not located in a state-controlled road .	A	Subdivision only. Architecture to be addressed during the building phase, as no construction works are proposed at this stage.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	A07.2 Landscaping can be maintained without requiring access to a state-controlled road .	A	Subdivision only. Architecture to be addressed during the building phase, as no construction works are proposed at this stage.	
	A07.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road .	A	Subdivision only. Architecture to be addressed during the building phase, as no construction works are proposed at this stage.	
Stormwater and overland flow				
P08 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	A	Stormwater run-off from the proposed Lot 1 will be captured within the site and ultimately discharged into council-owned stormwater infrastructure.	
P09 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	A	A detention tank is proposed as part of the development to manage stormwater runoff. Accordingly, the development will not result in a material worsening of the operating performance of the state-controlled road or associated road transport infrastructure.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	A	A detention tank is proposed as part of the development to manage stormwater runoff. Accordingly, the development will not result in a material worsening of the operating performance of the state-controlled road or associated road transport infrastructure.	
PO11 Development ensures that stormwater is lawfully discharged.	AO11.1 Development does not create any new points of discharge to a state-controlled road .	A	The lawful point of discharge for Lot 2 is the existing stormwater gully located along Albert Street. Hence does not create any new points of discharge to a state-controlled road.	
	AO11.2 Development does not concentrate flows to a state-controlled road .	A	A detention tank is proposed as part of the development to manage stormwater runoff prior to discharging to the existing stormwater gully pit in Albert Street. Accordingly, the development will not concentrate stormwater flows onto the state-controlled road.	
	AO11.3 Stormwater run-off is discharged to a lawful point of discharge .	A	The lawful point of discharge is the existing stormwater gully located along Albert Street for Lot 2 and the existing	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
			stormwater gully along Anzac Avenue for Lot 1.	
	AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road .	A	The lawful point of discharge is the existing stormwater gully located along Albert Street for Lot 2 and the existing stormwater gully along Anzac Avenue for Lot 1.	
Flooding				
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road .	AO12.1 For all flood events up to 1% annual exceedance probability , development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road .	A	According to the applicable flood mapping, the site is located within a low flood risk area and has an extremely low likelihood of flooding, with a 1% or lower probability of inundation over a 30-year period. A detention tank is proposed as part of the development to manage stormwater runoff prior to discharging to the existing stormwater gully pit in Albert Street. Accordingly, the development does not result in a material worsening of flooding impacts within a state-controlled road .	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	AO12.2 For all flood events up to 1% annual exceedance probability , development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road .	A	According to the applicable flood mapping, the site is located within a low flood risk area and has an extremely low likelihood of flooding, with a 1% or lower probability of inundation over a 30-year period. A detention tank is proposed as part of the development to manage stormwater runoff prior to discharging to the existing stormwater gully pit in Albert Street. Accordingly, the development does not result in a material worsening of flooding impacts within a state-controlled road .	
	AO12.3 For all flood events up to 1% annual exceedance probability , development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road .	A	According to the applicable flood mapping, the site is located within a low flood risk area and has an extremely low likelihood of flooding, with a 1% or lower probability of inundation over a 30-year period.	
Drainage Infrastructure				

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road .	AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge .	A	All proposed drainage infrastructure will be wholly contained within the development site, except at the lawful point of discharge.	
	AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road .	A	The proposed drainage infrastructure has been designed to minimise the need for access to the state-controlled road. Any maintenance activities are expected to be confined to the development site, with only limited access to the road verge required for maintenance of the stormwater connection.	
PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage	No acceptable outcome is prescribed.	A	Drainage infrastructure associated with a state-controlled road will be constructed, and designed to ensure the structural integrity and physical condition of existing drainage	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
infrastructure and the surrounding drainage network.			infrastructure and the surrounding drainage network are not compromised.	
Table 1.2 Vehicular access, road layout and local roads				
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection				
PO15 The location, design and operation of a new or changed access to a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	N/A	Access is not located within a state-controlled road.	
PO16 The location, design and operation of a new or changed access does not adversely impact the functional requirements of the state-controlled road .	No acceptable outcome is prescribed.	N/A	Access is not located within a state-controlled road.	
PO17 The location, design and operation of a new or changed access is consistent with the future intent of the state-controlled road .	No acceptable outcome is prescribed.	N/A	Access is not located within a state-controlled road.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO18 New or changed access is consistent with the access for the relevant limited access road policy : 1. LAR 1 where direct access is prohibited; or 2. LAR 2 where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	N/A	Access is not located within a state-controlled road.	
PO19 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	A	The proposed development involves the subdivision of the property into two residential lots and is expected to generate only low traffic volumes. The existing access arrangement for 173 Albert Street is located within 100 m of the intersection with the state-controlled road. Given the low traffic generation associated with the proposed residential subdivision, the access arrangement is not expected to compromise the safety or operational	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
			performance of users of the state-controlled road.	
PO20 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	A	The proposed development involves the subdivision of the property into two residential lots and is expected to generate only minor traffic volumes. The existing access arrangement for 173 Albert Street is located within 100 m of the intersection with the state-controlled road. Given the low traffic generation associated with the proposed residential subdivision, the proposed access arrangement is not expected to adversely impact the operating performance of the intersection.	
Public passenger transport and active transport				
PO21 Development does not compromise the safety of users of public passenger transport infrastructure, public	No acceptable outcome is prescribed.	N/A	Development does not involve public passenger transport infrastructure, public passenger services and active transport infrastructure.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
passenger services and active transport infrastructure.				
PO22 Development maintains the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure.	No acceptable outcome is prescribed.	N/A	Development does not involve public passenger transport infrastructure, public passenger services and active transport infrastructure.	
PO23 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure.	No acceptable outcome is prescribed.	N/A	Development does not involve public passenger transport infrastructure, public passenger services and active transport infrastructure.	
PO24 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.	No acceptable outcome is prescribed.	N/A	Development does not involve public passenger transport infrastructure, public passenger services and active transport infrastructure.	
Table 1.3 Network Impacts				

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO25 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	A	The proposed development involves the subdivision of the property into two residential lots and is expected to generate only low traffic volumes. The proposed access is not located directly on a state-controlled road and will not result in any significant changes to the operation of the surrounding road network. Accordingly, the development will not compromise the safety of users of the state-controlled road network.	
PO26 Development ensures no net worsening of the operating performance of the state-controlled road network.	No acceptable outcome is prescribed.	A	The proposed development involves the subdivision of the property into two residential lots and is expected to generate only low traffic volumes. The proposed access is not directly connected to the state-controlled road network and will not result in any significant increase in traffic demand or changes to existing traffic conditions. Accordingly, the development will not result in a net worsening of the	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
			operating performance of the state-controlled road network.	
PO27 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	A	The proposed development involves the subdivision of the property into two residential lots and is expected to generate only low traffic volumes. The proposed access is provided via the local road network and does not directly rely on the state-controlled road network. Accordingly, traffic generated by the development can be appropriately accommodated within the local road network without being directed onto the state-controlled road where alternative local road access is available.	
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a state-controlled road .	No acceptable outcome is prescribed.	A	The proposed development involves a two-lot residential subdivision and does not include any haulage activities exceeding 10,000 tonnes per year. Therefore, the development will not adversely impact the pavement of a state-controlled road.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO29 Development does not impede delivery of planned upgrades of state-controlled roads .	No acceptable outcome is prescribed.	A	The proposed development involves the subdivision of the property into two residential lots and is expected to generate only low traffic volumes. Therefore, the development will not impede the delivery of planned state-controlled road upgrades.	
PO30 Development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor .	No acceptable outcome is prescribed.	A	The proposed development involves the subdivision of the property into two residential lots and is expected to generate only low traffic volumes. Therefore, the development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor.	
Table 1.4 Filling, excavation, building foundations and retaining structures				
PO31 Development does not create a safety hazard for users of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	A	Proposed works will be wholly contained within the development site and does not create a safety hazard for users of the state-controlled road or road transport infrastructure.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO32 Development does not adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	A	Proposed works will be wholly contained within the development site and does not adversely impact the operating performance of the state-controlled road.	
PO33 Development does not undermine, damage or cause subsidence of a state-controlled road .	No acceptable outcome is prescribed.	A	Proposed works will be wholly contained within the development site and does not undermine, damage or cause subsidence of a state-controlled road.	
PO34 Development does not cause ground water disturbance in a state-controlled road .	No acceptable outcome is prescribed.	A	Proposed works will be wholly contained within the development site and does not cause ground water disturbance in a state-controlled road.	
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	A	Proposed works will be wholly contained within the development site and does not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO36 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road .	No acceptable outcome is prescribed.	A	No filling is proposed as part of the development. Only minor works are proposed for the access driveway on Anzac Street to service the proposed Lots 1 and 2.	
Table 1.5 Environmental emissions Statutory note: Where a state-controlled road is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.				
Reconfiguration of a lot				
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor				
PO37 Development minimises free field noise intrusion from a state-controlled road .	AO37.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with:	A	The existing noise barrier/earth mound will be retained as part of the proposed development.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; State Development Assessment Provisions v3.0 State code 1: Development in a state-controlled road environment 1 - 6 b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020			
	A037.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	A	The existing noise barrier/earth mound will be retained as part of the proposed development.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	AO37.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to the state-controlled road .	A	The existing noise barrier/earth mound will be retained as part of the proposed development.	
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor				
PO38 Reconfiguring a lot minimises free field noise intrusion from a state-controlled road .	AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed: - to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); - in accordance with: - Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;	A	The existing noise barrier/earth mound will be retained as part of the proposed development.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

Performance Criteria	Acceptable Solution	Solutions*	Comments	Council Use
	b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.			
	AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	A	The existing noise barrier/earth mound will be retained as part of the proposed development.	
Material change of use (accommodation activity)				
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor				
PO39 Development minimises noise intrusion from a state-controlled road in private open space .	AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item	A	The existing noise barrier/earth mound will be retained as part of the proposed development.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	2.2) for private open space at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.			
	AO39.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space by alternative noise attenuation measures	A	The existing noise barrier/earth mound will be retained as part of the proposed development.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	where it is not practical to provide a noise barrier or earth mound.			
PO40 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from a state-controlled road in habitable rooms at the facade.	AO40.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;	N/A	Subdivision only. Building works to be addressed at a later stage.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020			
	AO40.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	N/A	Subdivision only. Building works to be addressed at a later stage.	
PO41 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is prescribed.	N/A	Subdivision only. Building works to be addressed at a later stage.	
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor				

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO42 Balconies, podiums, and roof decks include: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is prescribed.	N/A	Subdivision only. Building works to be addressed at a later stage.	
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is prescribed.	N/A	Subdivision only. Building works to be addressed at a later stage.	
Material change of use (other uses)				
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor				

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item No acceptable outcome is provided. State Development Assessment Provisions v3.0 State code 1: Development in a state-controlled road environment 1 - 8 2.3) for all outdoor education areas and outdoor play areas; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road	No acceptable outcome is prescribed.	N/A	Not applicable as the development is not a childcare centre, educational establishment or hospital.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>		<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
ii.	Traffic Noise), Department of Transport and Main Roads, 2013;				
	Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;				
iii.	Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or				
2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.					

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO45 Development involving a childcare centre or educational establishment: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;	No acceptable outcome is prescribed.	N/A	Not applicable as the development does not involve a childcare centre or educational establishment.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.				
PO46 Development involving: 1. indoor education areas and indoor play areas ; or 2. sleeping rooms in a childcare centre ; or	No acceptable outcome is prescribed.	N/A	Not applicable as the development does not involve a childcare centre or educational establishment.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
3. patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).				
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor				
PO47 Development involving a childcare centre or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3). due to noise from a state-controlled road are provided with: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas.	No acceptable outcome is prescribed.	N/A	Not applicable as the development does not involve a childcare centre or educational establishment.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO48 Development including: 1. indoor education areas and indoor play areas in a childcare centre or educational establishment ; or 2. sleeping rooms in a childcare centre ; or 3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2- 3.4).	No acceptable outcome is prescribed.	N/A	Not applicable as the development does not involve a childcare centre or educational establishment.	
Air, light and vibration				
PO49 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a state-controlled road .	AO49.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure .	N/A	Not applicable as the development does not involve a childcare centre or educational establishment.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	AO49.1 Each outdoor education area and outdoor play area is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure .		Not applicable as the development does not involve a childcare centre or educational establishment.	
PO50 Patient care areas within hospitals are protected from vibration impacts from a state-controlled road or type 1 multi-modal corridor .	AO50.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1\text{m/s}^{1.75}$.	N/A	Not applicable as the development does not involve a hospital.	
	AO50.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of $0.4\text{ m/s}^{1.75}$.	N/A	Not applicable as the development does not involve a hospital.	
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a state-controlled road or type 1 multimodal corridor , does not:	No acceptable outcome is prescribed.			

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).				
Table 1.6: Development in a future state-controlled road environment				
PO52 Development does not impede delivery of a future state-controlled road .	AO52.1 Development is not located in a future state-controlled road . OR ALL OF THE FOLLOWING APPLY:	N/A	No works are proposed in a current or future state-controlled road.	
	AO52.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road .	N/A	No works are proposed in a current or future state-controlled road.	
	AO52.3 The intensification of lots does not occur within a future state-controlled road .	N/A	No works are proposed in a current or future state-controlled road.	
	AO52.4	N/A	No works are proposed in a current or future state-controlled road.	

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	Development does not result in the landlocking of parcels once a future state-controlled road is delivered.			
PO53 The location and design of new or changed access does not create a safety hazard for users of a future state-controlled road .	A053.1 Development does not include new or changed access to a future state-controlled road .	N/A	Existing access is not located in a current or future state-controlled road.	
PO54 Filling, excavation, building foundations and retaining structures do not undermine, damage or cause subsidence of a future state-controlled road .	No acceptable outcome is prescribed.	A	Proposed works will be wholly contained within the development site and does not undermine, damage or cause subsidence of a future state-controlled road.	
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	A	Stormwater runoff will be fully collected within the site and not envisioned to result in material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure.	

Project: 175 Albert Street, Logan Village

Solution Legend: A – Acceptable Solution; A/S – Alternate Solution; N/A – Not applicable

State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
PO56 Development ensures that stormwater is lawfully discharged.	AO56.1 Development does not create any new points of discharge to a future state-controlled road .	A	No new points of discharge to a future state-controlled road are proposed. The existing stormwater gully is to be used as the point of discharge.	
	AO56.2 Development does not concentrate flows to a future state-controlled road .	A	Due to the existing site topography, overland flow paths will be maintained in accordance with existing conditions. As such, the development will not alter or concentrate flows beyond the existing drainage regime, and existing flow patterns will be retained.	
	AO56.3 Stormwater run-off is discharged to a lawful point of discharge .	A	The proposed lawful point of discharge is the existing stormwater gully located along Anzac Avenue for Lot 1 and the existing stormwater gully along Albert Street for Lot 2.	

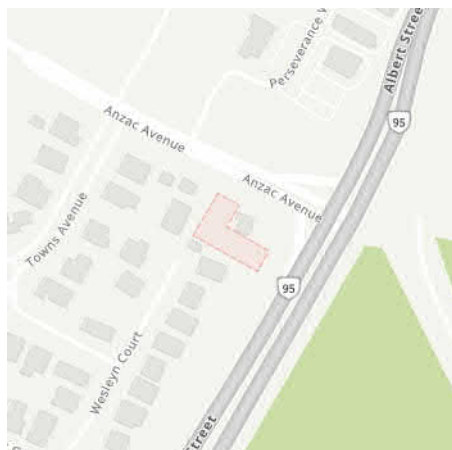
State Code 1: Development in a state controlled road environment

Performance Criteria and Acceptable Solutions Table

<i>Performance Criteria</i>	<i>Acceptable Solution</i>	<i>Solutions*</i>	<i>Comments</i>	<i>Council Use</i>
	A056.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road .	N/A	The existing site topography directs stormwater to the existing gully, which is understood to be the existing lawful point of discharge (LOPD). Therefore, does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.	

APPENDIX F – Dial Before You Dig

[Review responses online](#) ↗



Received 7 of 7 responses

All responses received

175 Albert St, Logan Village QLD 4207

Job dates

29/07/2026 → 29/08/2026

These plans expire on

26 Aug 2026

Lodged by

Mr CivilWorks Construction

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 APA Group Gas Networks (90073)	Received	4
🏠 Energex QLD	Received	15
🏠 Logan City Council	Received	58
🏠 NBN Co Qld	Received	63
🏠 OptiComm Ltd (QLD)	Received	77
🏠 Optus Qld	Received	82
🏠 Telstra QLD South East	Received	97

APA Group Gas Networks (90073)

Referral
276926096

Member Phone
1800 085 628

Responses from this member

Response received Wed 29 Jul 2026 4.03pm

File name	Page
Response Body	5
276926096.pdf	6

Site 175 Albert St
Address: Logan Village
QLD 4207

Sequence 276926096
Number:



Scale 1: 6000

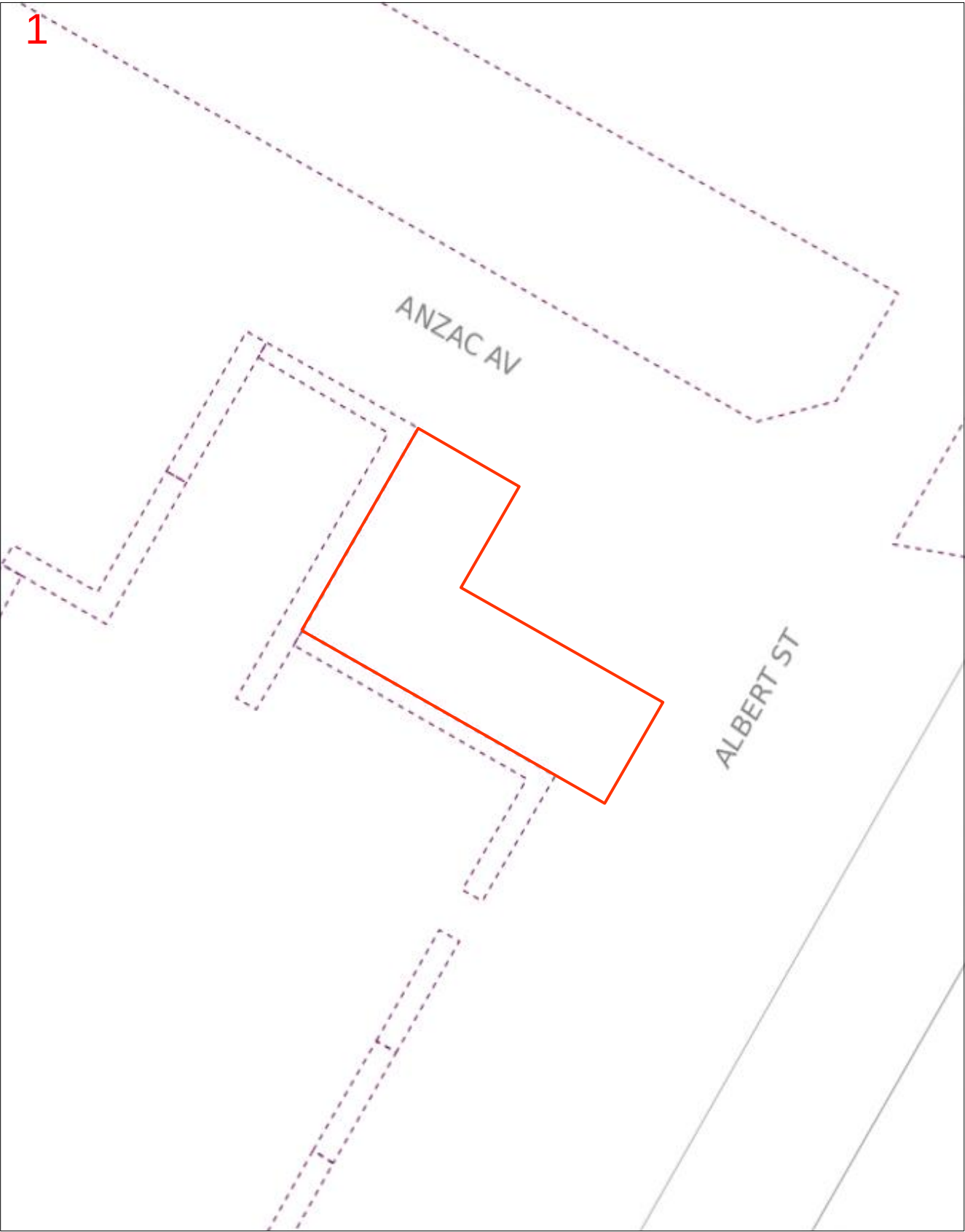
Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Enquiry Area

Map Key Area





Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

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

PIPE LEGEND: SPECIAL DESIGNATION

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

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

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

OBJECT SYMBOLS

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

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

PIPE CODE AND MATERIAL

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

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

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

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

Referral
276926094

Member Phone
13 12 53

Responses from this member

Response received Wed 29 Jul 2026 4.05pm

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Working Near Overhead and Underground Electric Lines.pdf	27

Assets and Planned Assets found Before You Dig Australia (BYDA) Request

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Our search has revealed there is existing and planned Energex Assets within the defined search area.

They are shown on the attached plan.

There is a possibility the planned Assets may have been installed prior to your enquiry.

You:

Mr CivilWorks Construction

BYDA Enquiry No:

276926094

Company:

Not Supplied

Date of Response:

29 Jul 2026

Search Location:

175 Albert St
Logan Village,
QLD 4207

Period of Plan Validity:

4 Weeks

External Comments (if any):

WARNING: When working in the vicinity of Energex's Assets You have a legal Duty of Care that must be observed.

It is important that You note:

1. Immediately report life threatening emergencies to Emergency Services on **000** or to ENERGEX on **13 19 62**.
2. Please read and understand all the information and disclaimers provided - including the Terms and Conditions on the attached pages.
3. We have only searched the area which has been nominated in the request. If this nominated area is not what You require, please resubmit another enquiry with BYDA.
4. Plans provided by ENERGEX are only an indication of the presence of underground assets within the nominated area. Locations provided are approximate and the plans are not suitable for scaling purposes, as exact ground cover and alignments cannot be provided. You must confirm the exact location of underground electrical equipment by use of an electronic cable locator followed by careful, non-mechanical excavation (i.e. potholing).
5. Plans provided by ENERGEX do not encompass ENERGEX's overhead Assets.
6. ENERGEX, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and details supplied pursuant to the BYDA Request and You agree to indemnify ENERGEX against any claim or demand for any such loss or damage to You, Your servants or Your agents.



BYDA

Sequence: 276926094
Date: 29/07/2026

Scale: 1:1025
Tile No: **OVERVIEW**

LEGEND

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

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 276926094
Date: 29/07/2026
Scale: 1:500
Tile No: 1

LEGEND

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

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 276926094
Date: 29/07/2026
Scale: 1:500
Tile No: 2

LEGEND

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

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

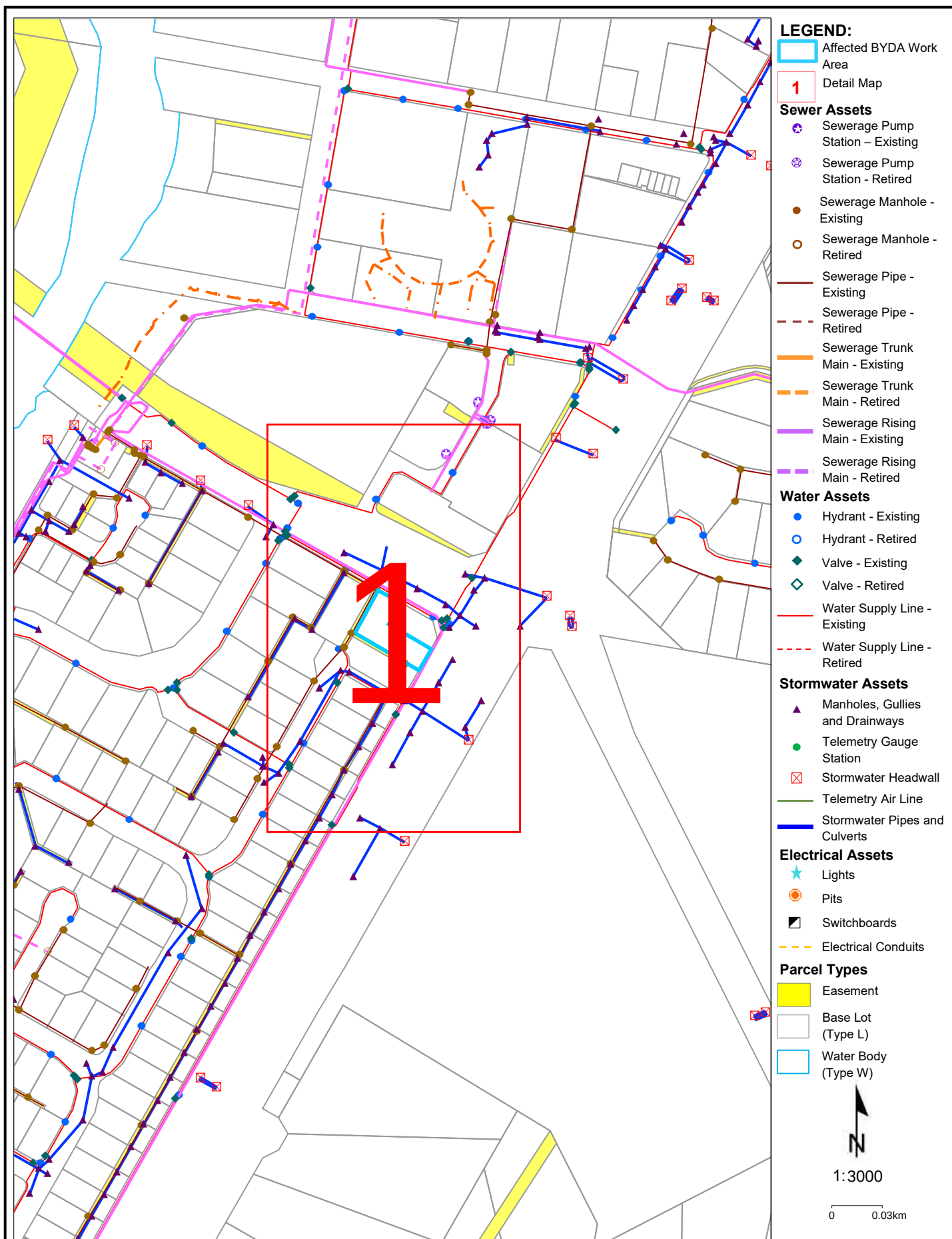
Referral
276926092

Member Phone
(07) 3412 3412

Responses from this member

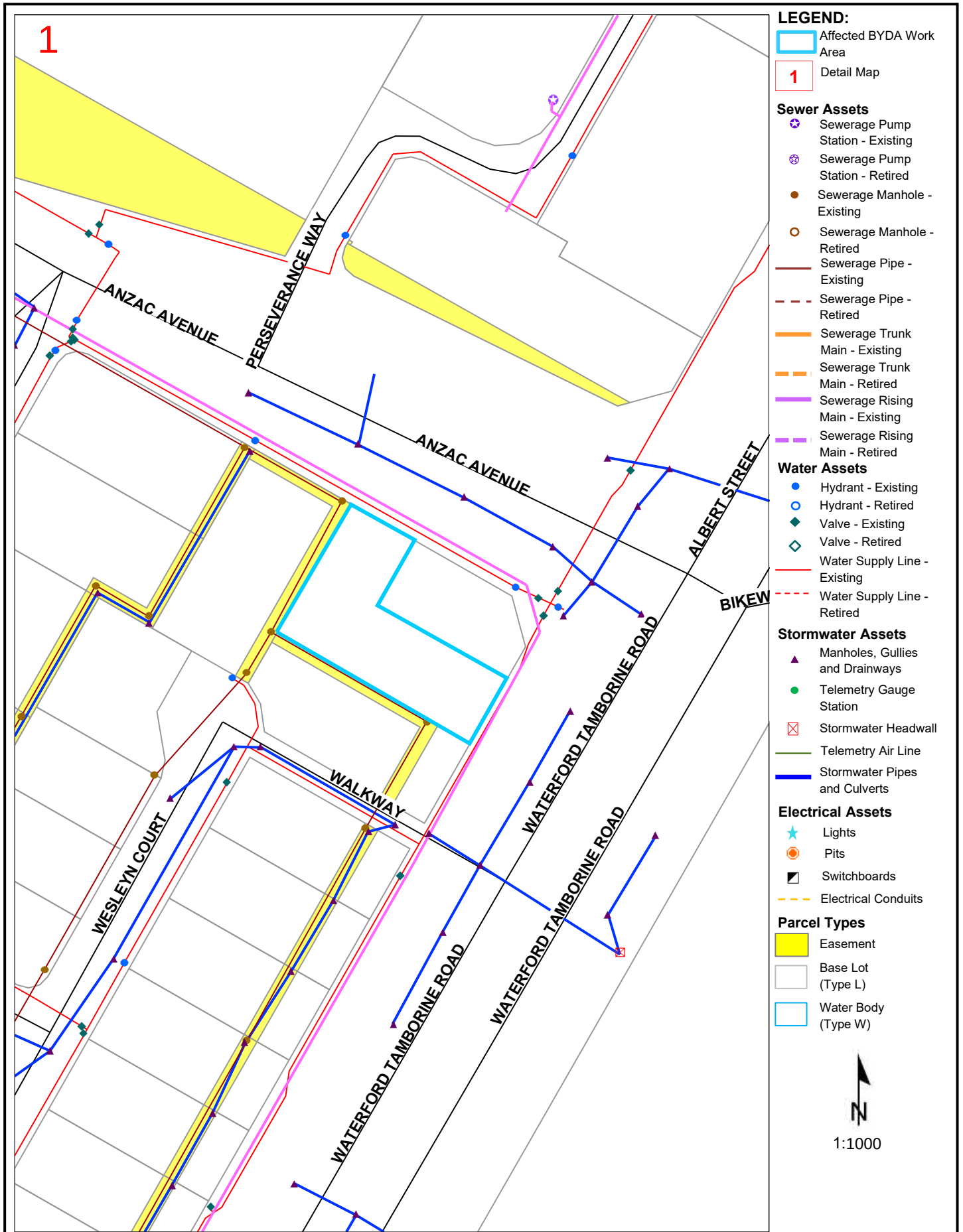
Response received Wed 29 Jul 2026 4.03pm

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Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".



Disclaimer: The plans are indicative only and while all reasonable care has been taken in producing this information, Logan City Council does not warrant the accuracy, completeness or currency of this information and accepts no responsibility for, or in connection with any loss or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Base material reproduced with permission of the Director-General, Department of Natural Resources and Mines. The State of Queensland (Department of Natural Resources and Mines).

Logan City Council's infrastructure dates back over many years and may include manufactured materials containing asbestos. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including but not limited to "workplace health and safety".

Referral
276926090

Member Phone
1800 687 626

Responses from this member

Response received Wed 29 Jul 2026 4.25pm

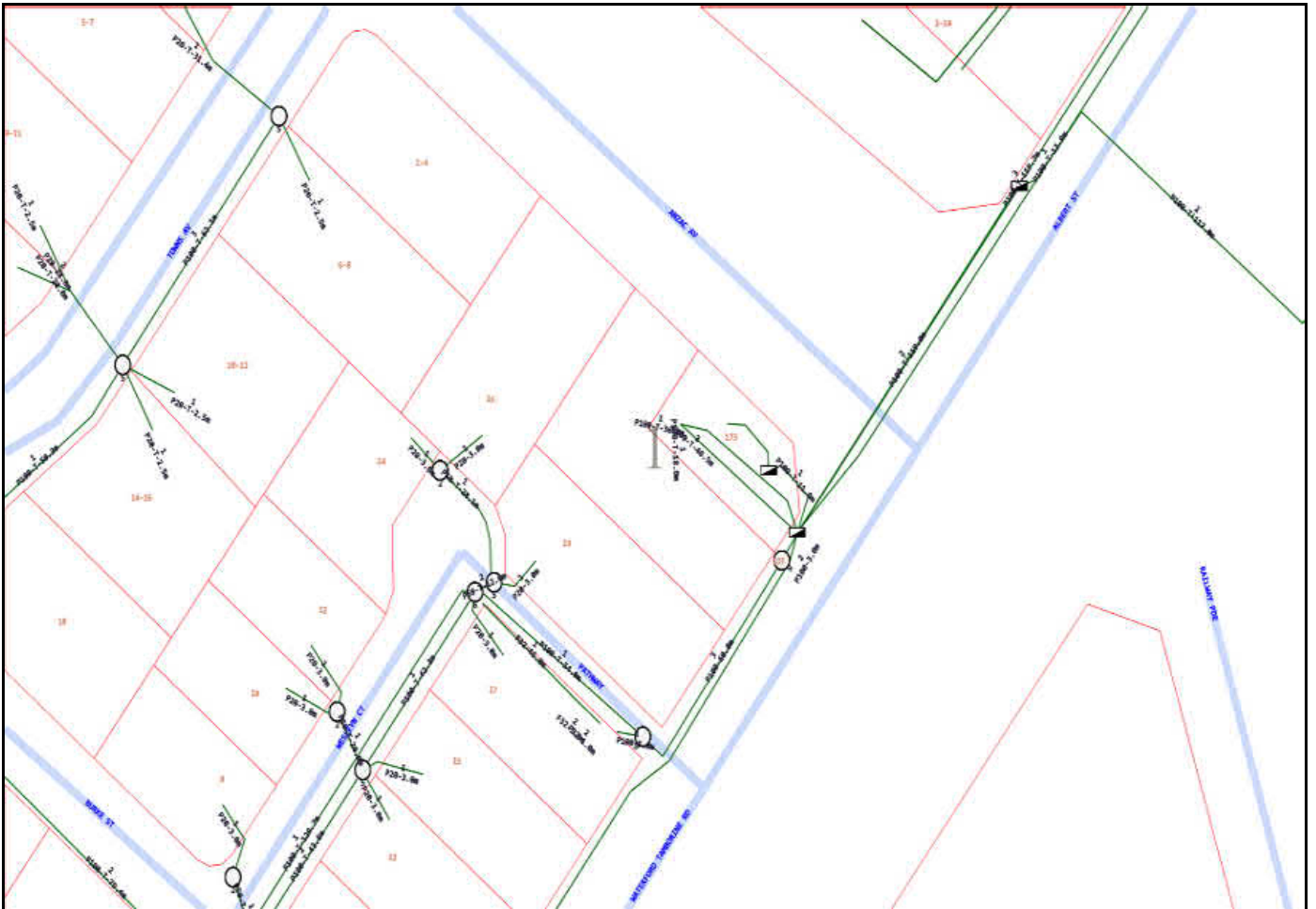
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Disclaimer_276926090_20260729_062517389137.pdf	73



LEGEND



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



Emergency Contacts

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



LEGEND



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

Emergency Contacts

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

Referral

276926093

Member Phone

1300 137 800

Responses from this member

Response received Wed 29 Jul 2026 4.04pm

File name	Page
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276926093 - OptiComm Plan.pdf	80
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OPTICOMM

Level 1/22 Salmon Street
Port Melbourne
VIC 3207

Date: 29 Jul 2026

To: Mr CivilWorks Construction

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Thank you for your BYDA enquiry (referenced below) - according to our records your enquiry impacts our infrastructure.

Please ensure that you read the attached documentation, as it contains important information including essential steps that must be undertaken prior to commencing your intended activities.

SEQUENCE NO.:	276926093
JOB NO.:	53824984
LOCATION:	175 Albert St Logan Village QLD 4207

WARNING: When working in the vicinity of Opticomm's assets you have a legal Duty of Care that must be observed.

If you require further information, please contact Opticomm by emailing DBYD@Opticomm.net.au or by calling [1300 743 462](tel:1300743462)

To best manage the risk of damage and liability, we recommend that you engage the services of a Certified Locator

Important Notice

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Opticomm nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as [Adobe Acrobat Reader \(for PDF files\)](#)



OPTICOMM

Sequence No: 276926093
Job No: 53824984
Location: 175 Albert St, Logan Village, QLD 4207



Legend

- Pit
- Pipe



Scale: 1:1000
Expires: 26 Aug 2026

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Opticomm nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 1

Referral

276926091

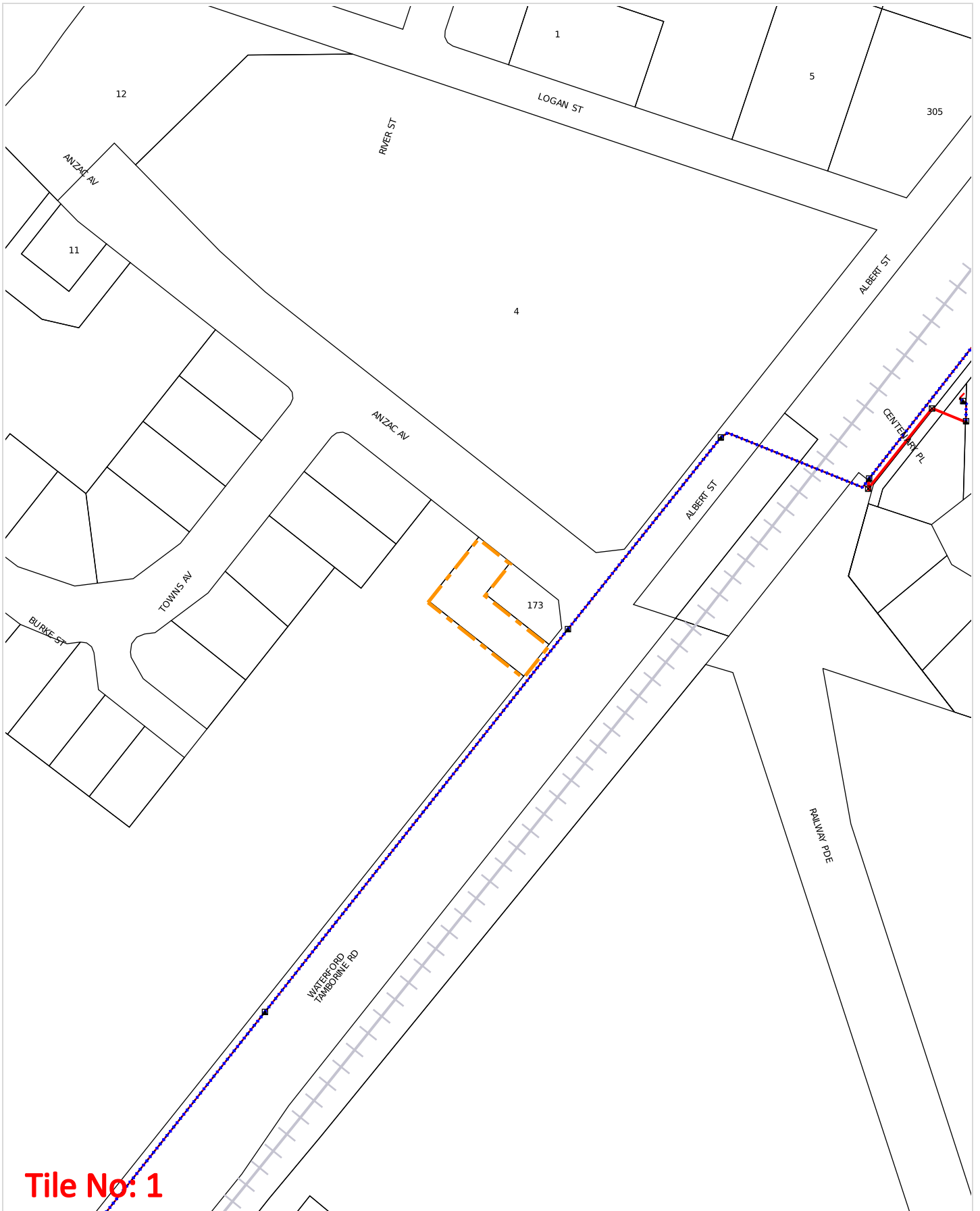
Member Phone

1800 505 777

Responses from this member

Response received Wed 29 Jul 2026 4.06pm

File name	Page
Response Body	83
276926091 - Optus Plan.pdf	84
276926091 - Optus Response Letter.pdf	85



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 276926091

Date Generated: 29 Jul 2026

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



Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

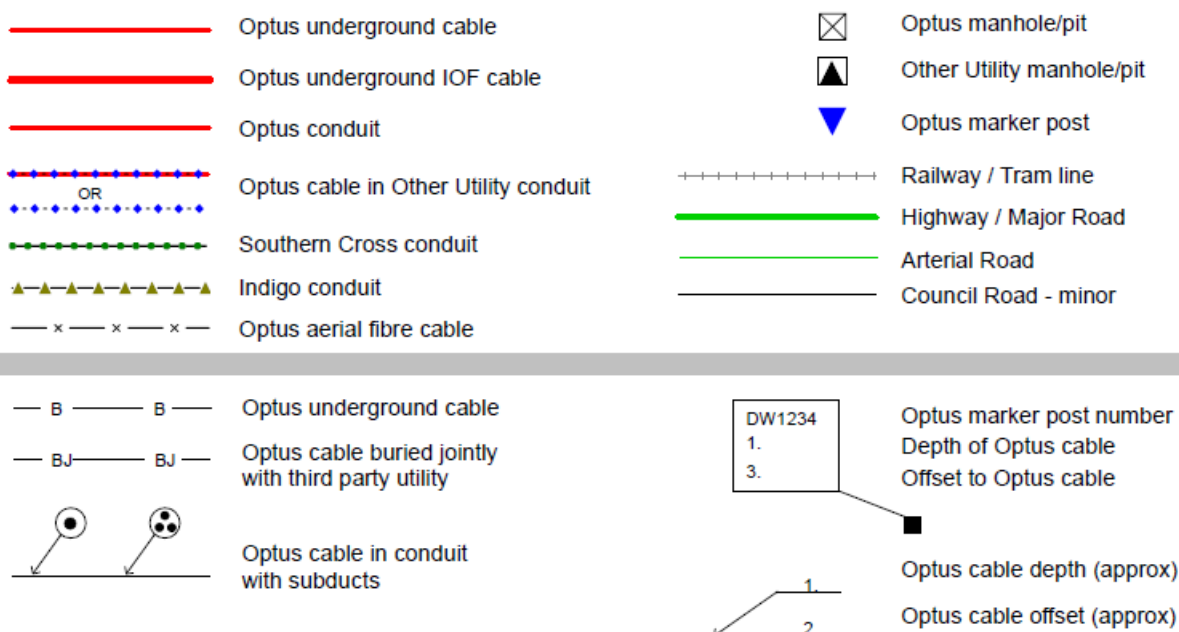
FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS



Referral

276926095

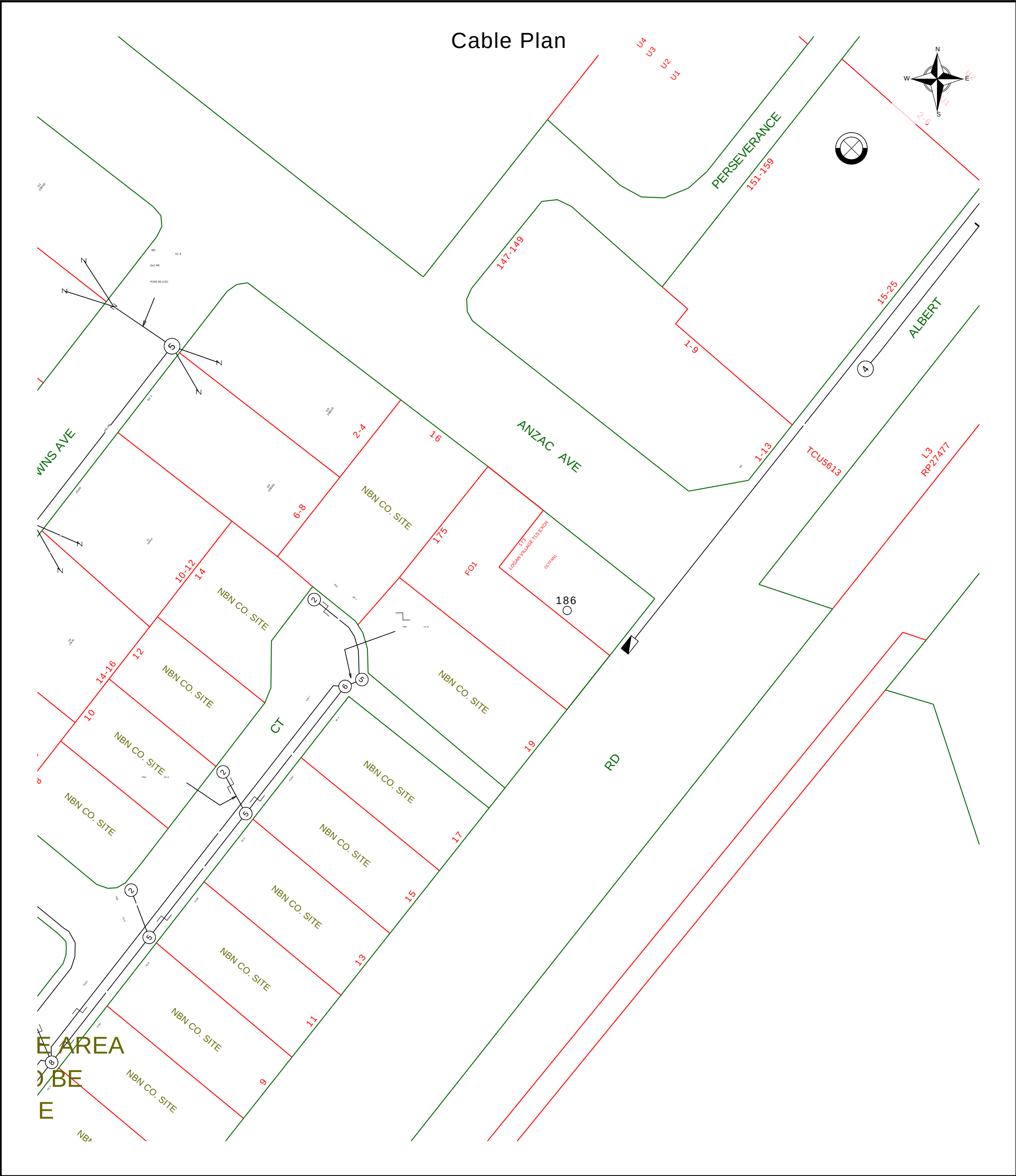
Member Phone

1800 653 935

Responses from this member

Response received Wed 29 Jul 2026 4.10pm

File name	Page
Response Body	98
276926095.pdf	100
AccreditedPlantLocators 2026-07-20a.pdf	102
Telstra Duty of Care v32.0c.pdf	103
Telstra Map Legend v4_0c.pdf	105



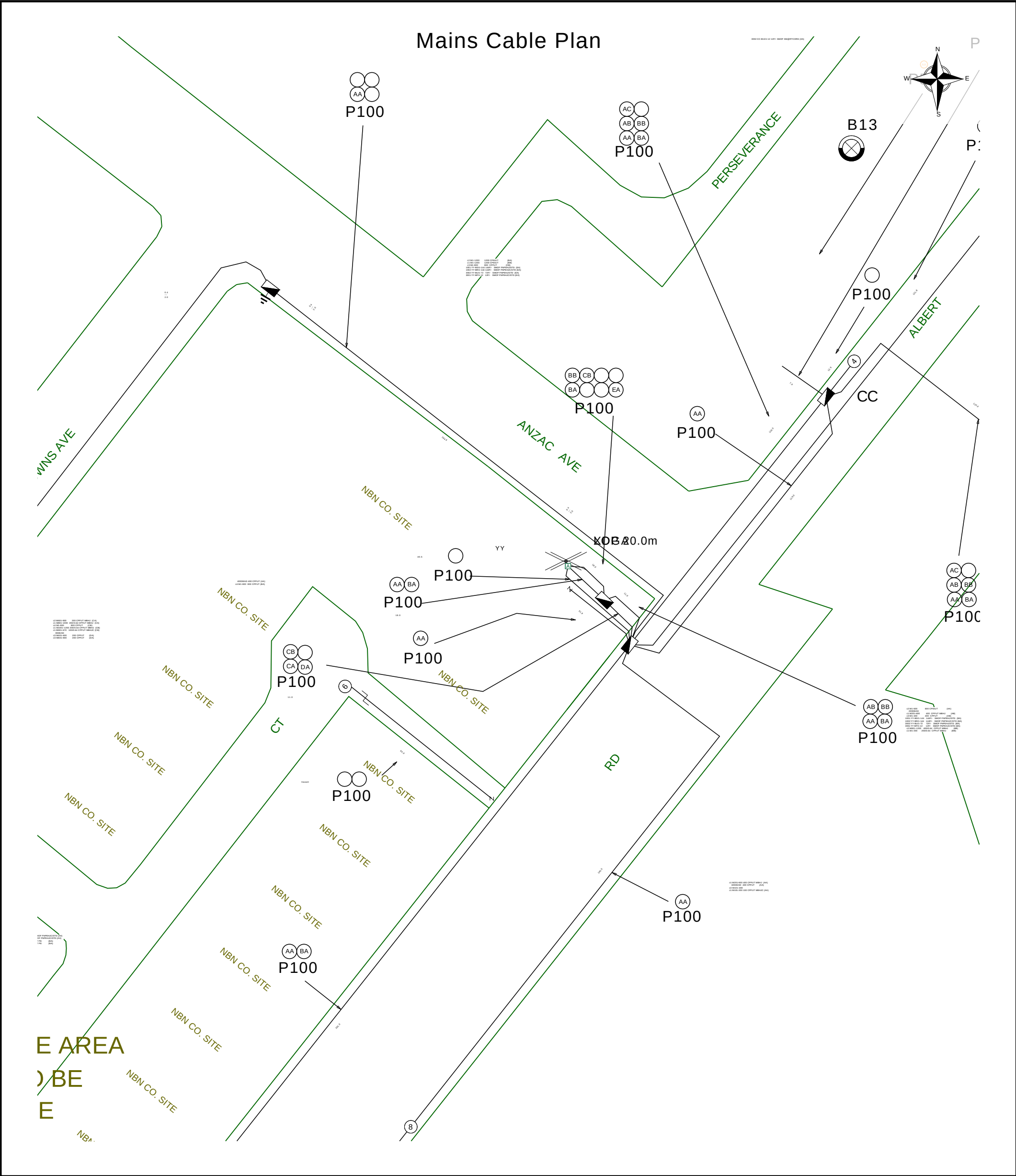
	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-1 Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 276926095
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 29/07/2026 16:08:48		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

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

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

Page 1 of 2



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 276926095
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 29/07/2026 16:08:52		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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

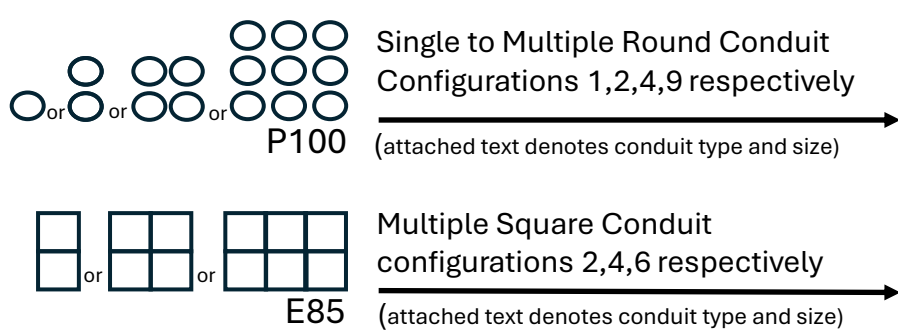
WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for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

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

LEGEND



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



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

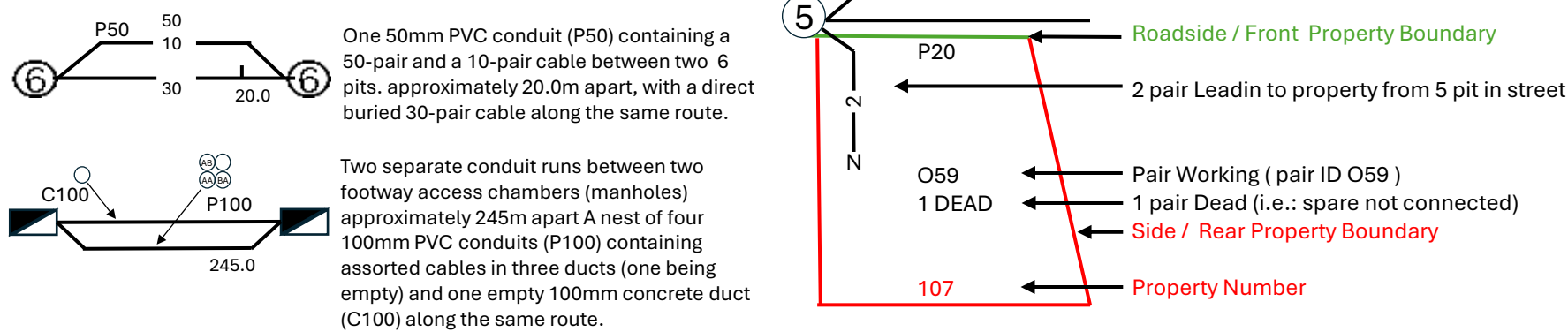
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan	Prepare	Pothole	Protect	Proceed
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

APPENDIX G – As-Constructed Drawings

CERTIFICATION OF AS CONSTRUCTED WORKS

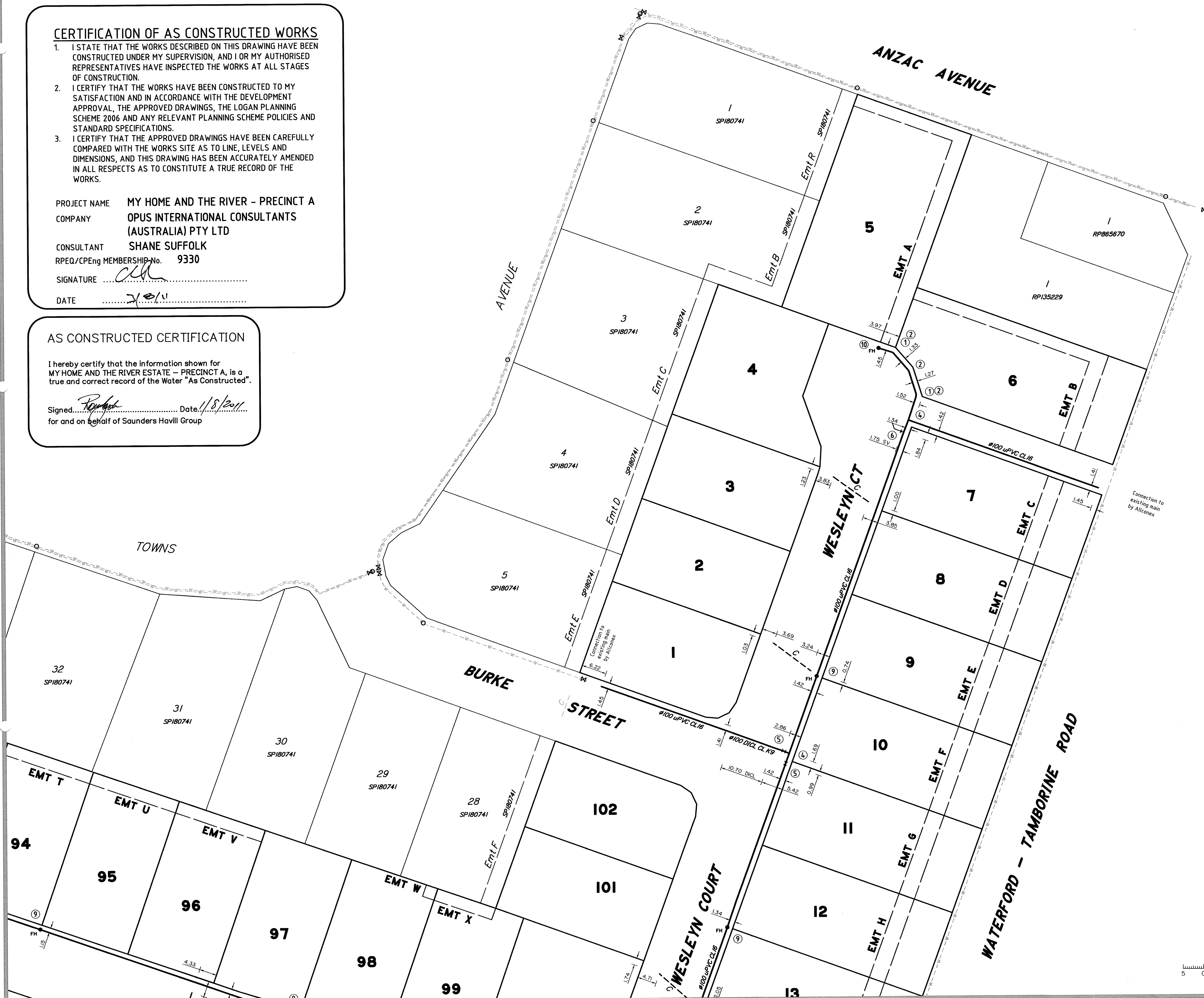
1. I STATE THAT THE WORKS DESCRIBED ON THIS DRAWING HAVE BEEN CONSTRUCTED UNDER MY SUPERVISION, AND I OR MY AUTHORISED REPRESENTATIVES HAVE INSPECTED THE WORKS AT ALL STAGES OF CONSTRUCTION.
2. I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED TO MY SATISFACTION AND IN ACCORDANCE WITH THE DEVELOPMENT APPROVAL, THE APPROVED DRAWINGS, THE LOGAN PLANNING SCHEME 2006 AND ANY RELEVANT PLANNING SCHEME POLICIES AND STANDARD SPECIFICATIONS.
3. I CERTIFY THAT THE APPROVED DRAWINGS HAVE BEEN CAREFULLY COMPARED WITH THE WORKS SITE AS TO LINE, LEVELS AND DIMENSIONS, AND THIS DRAWING HAS BEEN ACCURATELY AMENDED IN ALL RESPECTS AS TO CONSTITUTE A TRUE RECORD OF THE WORKS.

PROJECT NAME MY HOME AND THE RIVER - PRECINCT A
 COMPANY OPUS INTERNATIONAL CONSULTANTS (AUSTRALIA) PTY LTD
 CONSULTANT SHANE SUFFOLK
 RPEQ/CPEng MEMBERSHIP No. 9330
 SIGNATURE *Shane Suffolk*
 DATE 2/8/11

AS CONSTRUCTED CERTIFICATION

I hereby certify that the information shown for MY HOME AND THE RIVER ESTATE - PRECINCT A, is a true and correct record of the Water "As Constructed".

Signed *Robert Atkinson* Date 1/8/2011
 for and on behalf of Saunders Havill Group



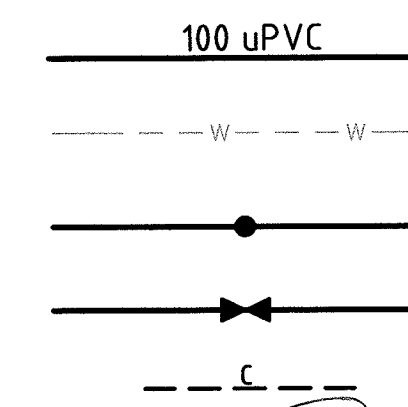
SCHEDULE OF FITTINGS

- | | |
|---|-----------------------|
| ① | 11.25° BEND |
| ② | 22.5° BEND |
| ③ | 45° BEND |
| ④ | 100x100 TEE |
| ⑤ | VALVE |
| ⑥ | SCOUR ASSEMBLY |
| ⑦ | SCOUR ASSEMBLY |
| ⑧ | 300x100 TEE |
| ⑨ | FIRE HYDRANT |
| ⑩ | DUCKFOOT HYDRANT BEND |

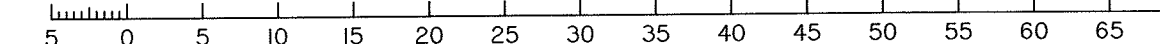
LOGAN CITY COUNCIL
 APPROVED
 AS CONSTRUCTED
 DRAWINGS
Robert Atkinson 22/9/11
 SIGNED DATE

LEGEND

PROPOSED WATER MAIN Ø100
 EXISTING WATER MAIN Ø100
 PROPOSED HYDRANT
 PROPOSED VALVE
 PROPOSED CONDUIT



Scale 1:500 - Lengths are in Metres.



04-04186

saunders havill group
 web www.saundershavill.com
 phone (07) 3251 9444 fax (07) 3251 9455
 address 9 Thompson St Bowen Hills Q 4006
 surveying town planning urban design environmental management landscape architecture

No.	by	Date	Description

Surveyed: AH/EV
 Date: July 2011
 Drawn: PS
 Date: 22/07/2011
 Checked: AJB

Plan of
AS CONSTRUCTED
 Water Reticulation
 Project My Home and the River Estate - Precinct A
 Client Halcyon Management Pty Ltd

Level Datum: AHD der.
 Origin of Levels: PM 108363
 RL of Origin: 18.198
 Contour Interval:
 Lot Description
 Lots 1 - 17 & 86 - 102
 on SP232277
 Locality of Logan Village
 Parish of Moffatt
 County of Ward

sheet 1 of 2
 Scale @A1 1: 500
 @A3 1: 1000
 Dwg No. 4919 S 17 AC A

RECEIVED
 4/8/11

CERTIFICATION OF AS CONSTRUCTED WORKS

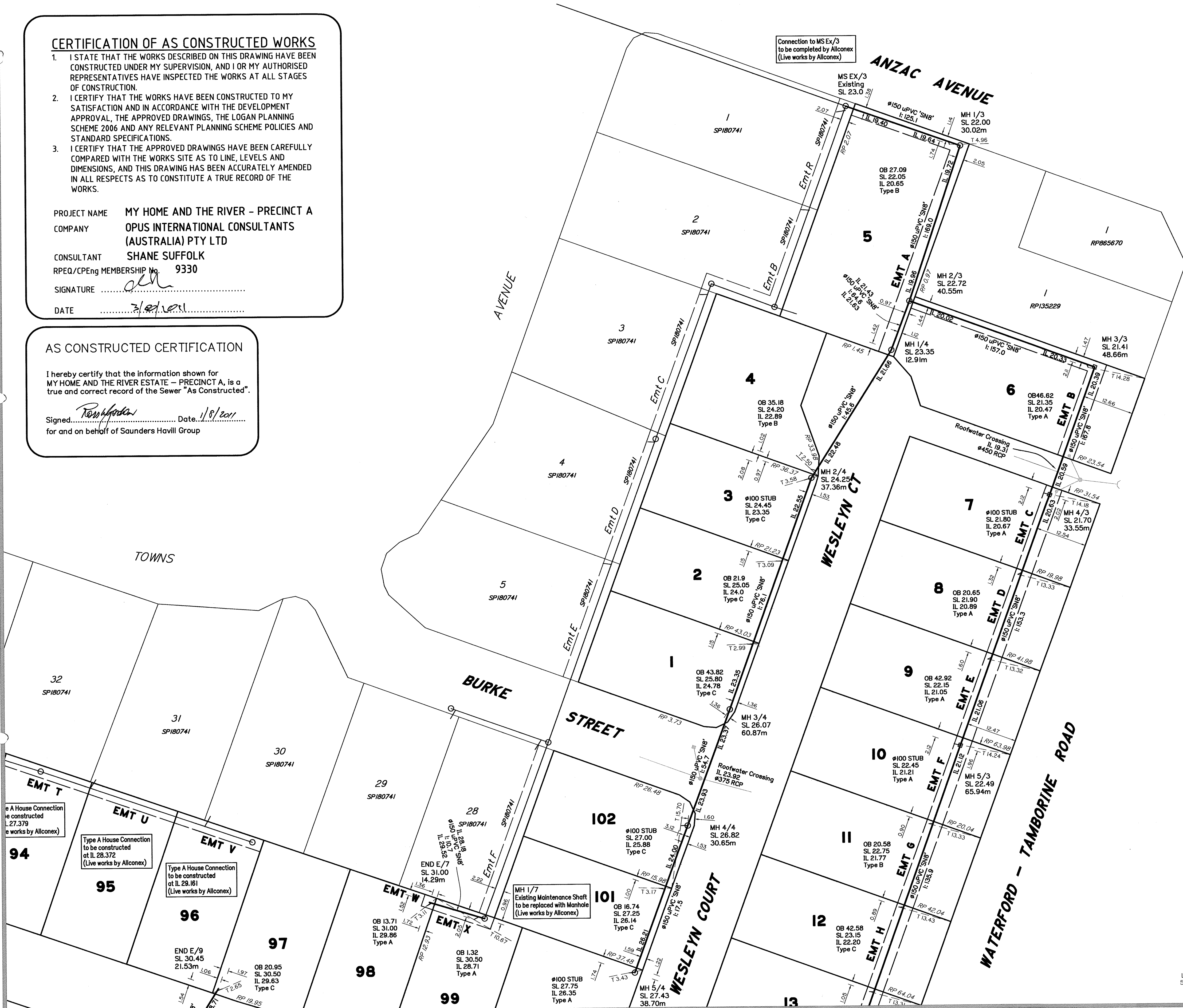
1. I STATE THAT THE WORKS DESCRIBED ON THIS DRAWING HAVE BEEN CONSTRUCTED UNDER MY SUPERVISION, AND I OR MY AUTHORISED REPRESENTATIVES HAVE INSPECTED THE WORKS AT ALL STAGES OF CONSTRUCTION.
2. I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED TO MY SATISFACTION AND IN ACCORDANCE WITH THE DEVELOPMENT APPROVAL, THE APPROVED DRAWINGS, THE LOGAN PLANNING SCHEME 2006 AND ANY RELEVANT PLANNING SCHEME POLICIES AND STANDARD SPECIFICATIONS.
3. I CERTIFY THAT THE APPROVED DRAWINGS HAVE BEEN CAREFULLY COMPARED WITH THE WORKS SITE AS TO LINE, LEVELS AND DIMENSIONS, AND THIS DRAWING HAS BEEN ACCURATELY AMENDED IN ALL RESPECTS AS TO CONSTITUTE A TRUE RECORD OF THE WORKS.

PROJECT NAME MY HOME AND THE RIVER - PRECINCT A
COMPANY OPUS INTERNATIONAL CONSULTANTS (AUSTRALIA) PTY LTD
CONSULTANT SHANE SUFFOLK
RPEQ/CPEng MEMBERSHIP No 9330
SIGNATURE *Shane Suffolk*
DATE 21/01/2011

AS CONSTRUCTED CERTIFICATION

I hereby certify that the information shown for MY HOME AND THE RIVER ESTATE - PRECINCT A, is a true and correct record of the Sewer "As Constructed".

Signed *Shane Suffolk* Date 1/8/2011
for and on behalf of Saunders Havill Group



LOGAN CITY COUNCIL
APPROVED
AS CONSTRUCTED
DRAWINGS
Richard Anthony 22/1/11
SIGNED DATE

- Note:
- Manholes are 1050 diameter unless otherwise noted.
 - Manholes 3/3, 4/3 & 5/3 are 900 x 900 square chambers.

Scale 1:500 - Lengths are in Metres.
5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

05-05238

No.	by	Date	Description

Surveyed: AH/EV
Date: July 2011
Drawn: PS
Date: 22/07/2011
Checked: AJB

Plan of
AS CONSTRUCTED
Sewer Reticulation
Project My Home and the River Estate - Precinct A
Client Halcyon Management Pty Ltd

Level Datum: AHD der.
Origin of Levels: PM 108363
RL of Origin: 18.198
Contour Interval:

Lot Description
Lots 1 - 17 & 86 - 102
on SP232277
Locality of Logan Village
Parish of Moffatt
County of Ward

sheet 1 of 2

Scale @A1 1: 500
@A3 1: 1000

Dwg No. 4919 S 15 AC A

370
RECEIVED
4/8/11

CERTIFICATION OF AS CONSTRUCTED WORKS

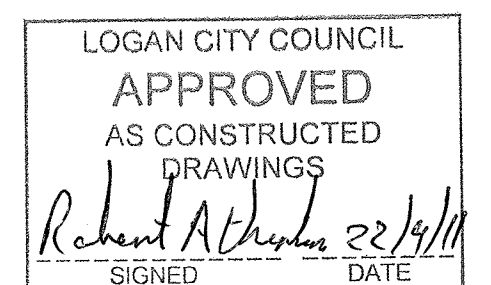
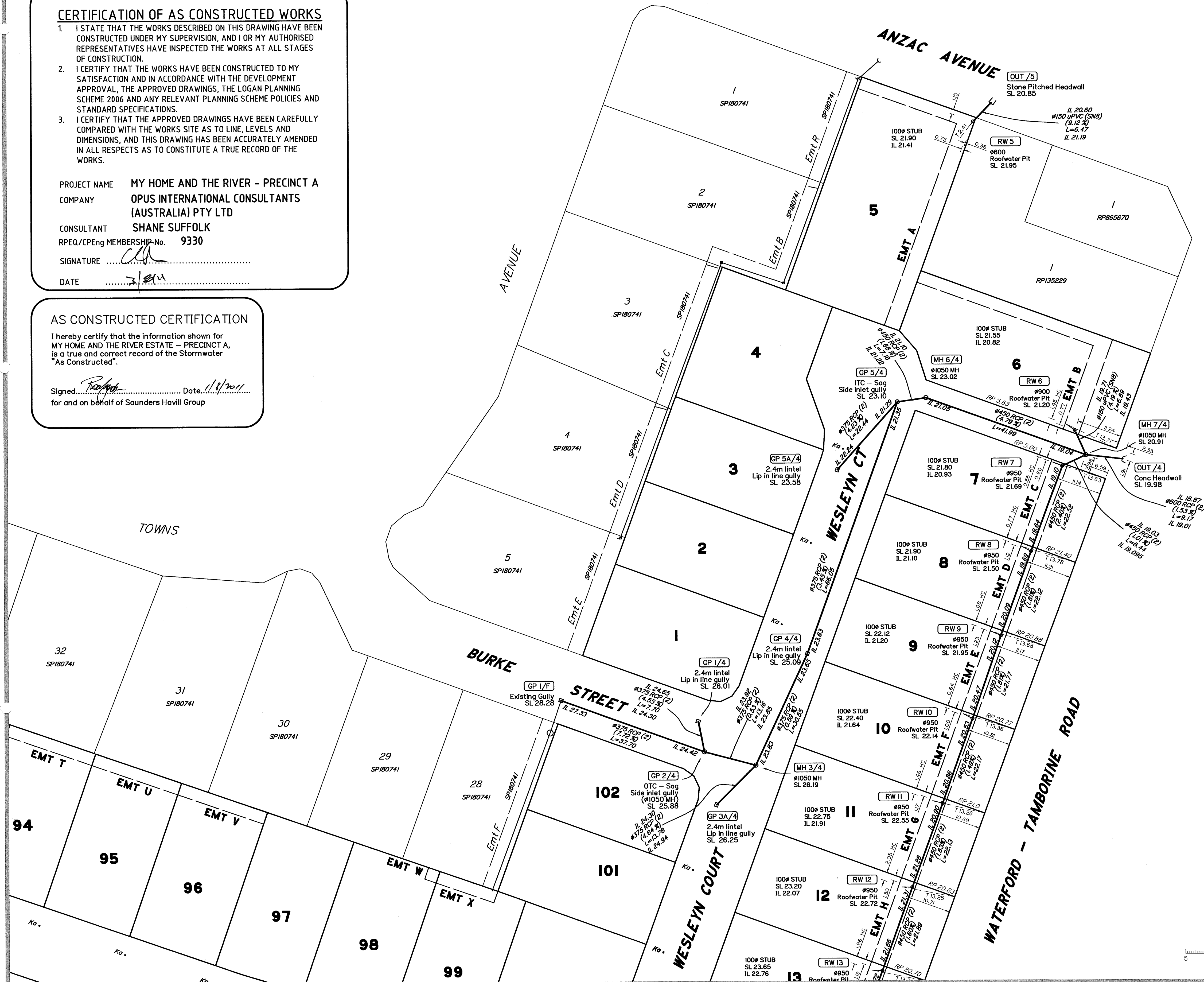
- I STATE THAT THE WORKS DESCRIBED ON THIS DRAWING HAVE BEEN CONSTRUCTED UNDER MY SUPERVISION, AND I OR MY AUTHORISED REPRESENTATIVES HAVE INSPECTED THE WORKS AT ALL STAGES OF CONSTRUCTION.
- I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED TO MY SATISFACTION AND IN ACCORDANCE WITH THE DEVELOPMENT APPROVAL, THE APPROVED DRAWINGS, THE LOGAN PLANNING SCHEME 2006 AND ANY RELEVANT PLANNING SCHEME POLICIES AND STANDARD SPECIFICATIONS.
- I CERTIFY THAT THE APPROVED DRAWINGS HAVE BEEN CAREFULLY COMPARED WITH THE WORKS SITE AS TO LINE, LEVELS AND DIMENSIONS, AND THIS DRAWING HAS BEEN ACCURATELY AMENDED IN ALL RESPECTS AS TO CONSTITUTE A TRUE RECORD OF THE WORKS.

PROJECT NAME MY HOME AND THE RIVER - PRECINCT A
COMPANY OPUS INTERNATIONAL CONSULTANTS (AUSTRALIA) PTY LTD
CONSULTANT SHANE SUFFOLK
RPEQ/CPEng MEMBERSHIP No. 9330
SIGNATURE *Shane Suffolk*
DATE 2/2/11

AS CONSTRUCTED CERTIFICATION

I hereby certify that the information shown for MY HOME AND THE RIVER ESTATE - PRECINCT A, is a true and correct record of the Stormwater "As Constructed".

Signed *Robert A. Dwyer* Date 11/8/2011
for and on behalf of Saunders Havill Group



370
RECEIVED
4/8/11

Scale 1:500 - Lengths are in Metres.
5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70

12-01495

No.	by	Date	Description

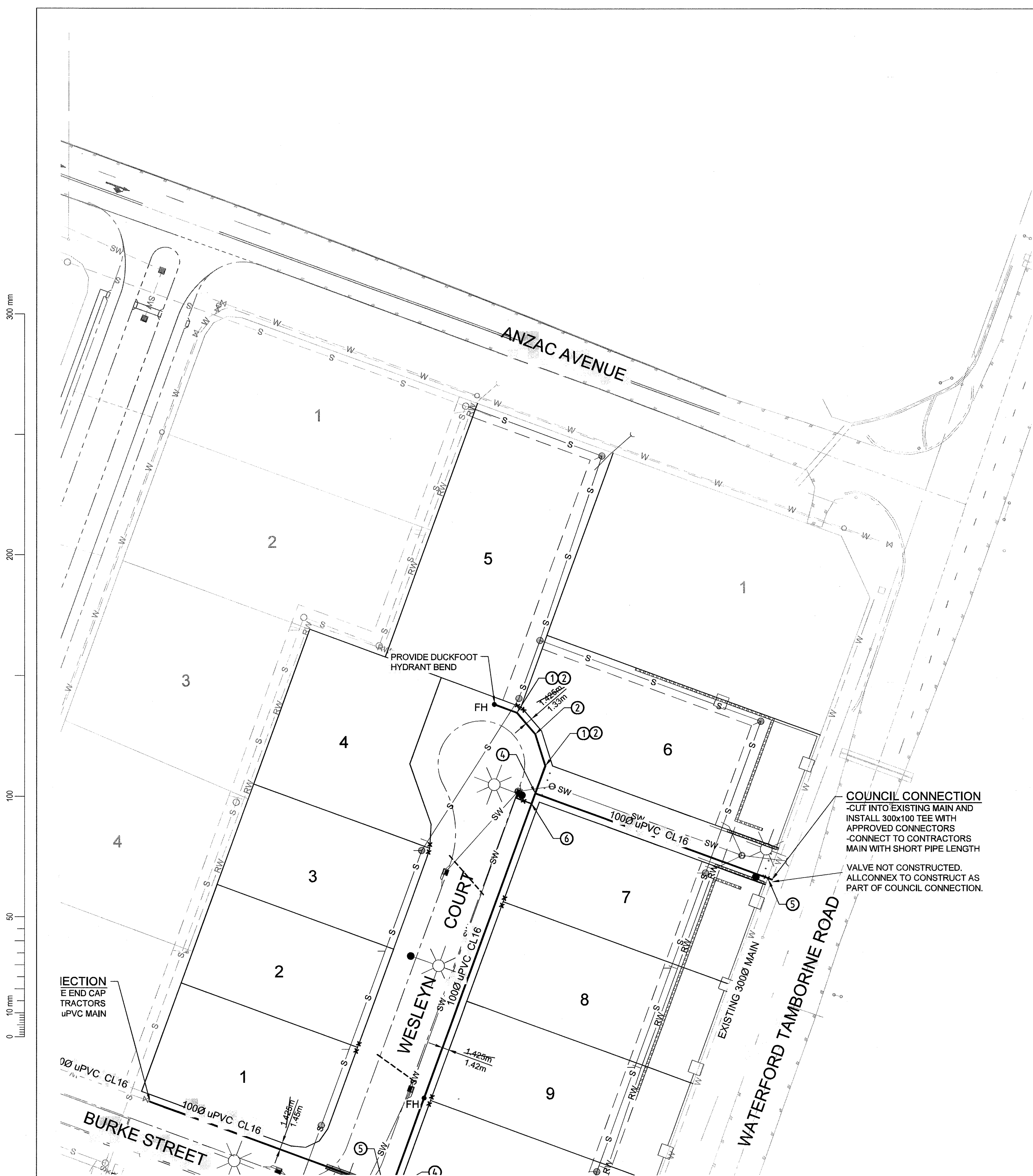
Surveyed: AH/EV
Date: July 2011
Drawn: PS
Date: 22/07/2011
Checked: AJB

Plan of
AS CONSTRUCTED
Stormwater drainage
Project My Home and the River Estate - Precinct A
Client Halcyon Management Pty Ltd

Level Datum: AHD der.
Origin of Levels: PM 108363
RL of Origin: 18.198
Contour Interval:

Lot Description
Lots 1 - 17 & 86 - 102
on SP232277
Locality of Logan Village
Parish of Moffatt
County of Ward

sheet 1 of 2
Scale @A1 1: 500
@A3 1: 1000
Dwg No. 4919 S 16 AC A



WATER MAIN

1. WATER MAINS SHALL BE uPVC CLASS 16 RUBBER RING JOINTED TO AS2977 MAXIMUM DEFLECTION PER JOINT TO BE 2".
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
3. FITTINGS SHALL BE DUCTILE IRON CEMENT LINED, BITUMEN DIPPED WITH RUBBER RING JOINTS AND POLYETHYLENE SLEEVE, TO AS2280 & AS1326.
4. CONCRETE THRUST BLOCKS SHALL BE PLACED AT ALL BENDS, TEES, VALVES AND DEAD ENDS.
5. WATER MAINS UNDER ROADWAYS OR SUBJECT TO HEAVY TRAFFIC SHALL BE CLASS K9 DUCTILE IRON, CEMENT LINED, BITUMEN WITH RUBBER RING JOINTS AND POLYETHYLENE SLEEVE TO AS2280 & AS1326.
6. FLANGED PIPEWORK AND FITTINGS SHALL BE CLASS K12 DUCTILE IRON CEMENT LINED, BITUMEN COATED WITH POLYETHYLENE SLEEVE TO AS2280 & AS1326. NUTS & BOLTS SHALL BE STAINLESS STEEL GRADE 316 TO AS1449.
7. SLUICE VALVES AND SCOUR VALVES SHALL BE TO AS2638, AS1646.
8. SPRING HYDRANTS SHALL BE TO AS3952.
9. VALVE AND HYDRANT BOXES SHALL BE CAST IRON, GRADE T220, BITUMEN COATED TO AS1830.
10. SLUICE VALVES, SCOUR VALVES AND SPRING HYDRANTS SHALL BE COATED INTERNALLY AND EXTERNALLY WITH AN APPROVED THERMOSETTING EPOXY OR THERMOPLASTIC POLYAMIDE TO AS3855.
11. THE CONTRACTOR SHALL ALLOW FOR HYDRAULIC PRESSURE TESTING OF THE PIPELINE AT 1200kpa APPLIED FOR ONE HOUR, CHLORINATION, AND WATER QUALITY TESTING UPON COMPLETION.

SERVICE CONDUIT

1. ALL WATER SERVICE CONDUITS SHALL BE 1000 RCP CLASS 2.
2. ALL WATER SERVICE CONDUITS SHALL HAVE 600mm MIN. COVER.
3. A BRASS MARKER DISK, INDICATING THE APPROPRIATE SERVICE SHALL BE FIXED TO THE KERB AT EACH LOCATION OF A SERVICE CROSSING.
4. ALL ELECTRICAL & TELECOM SERVICE CONDUITS SHALL BE TO THE RELEVANT AUTHORITY'S REQUIREMENTS.
5. COVER TO ELECTRICAL & TELECOM SERVICE CONDUITS SHALL BE TO THE RELEVANT AUTHORITY'S REQUIREMENTS.

AS CONSTRUCTED CERTIFICATION

1. I state that the works described on this drawing have been constructed under my supervision, and I or my authorised representatives have inspected the works at all stages of construction.

2. I certify that the works have been constructed to my satisfaction and in accordance with the development approval, the approved drawings, the Logan Planning Scheme 2006 and any relevant planning scheme policies and standard specifications.

3. I certify the approved drawings have been carefully compared with the works site as to line, levels and dimensions, and this drawing has been accurately amended in all respects as to constitute a true record of the works.

PROJECT NAME: MY HOME ON THE RIVER ESTATE
1227-1327 WATERFORD TAMBORINE ROAD, LOGAN VILLAGE PRECINCT A (STAGES 1, 2, 7A)

COMPANY: OPUS INTERNATIONAL CONSULTANTS (AUSTRALIA)

RPEQ/CPENG MEMBERSHIP No: 9330

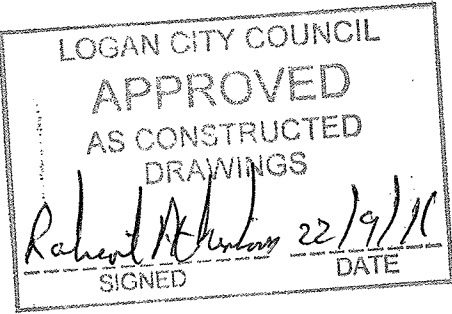
NAME: SHANE SUFFOLK

SIGNATURE: *Shane Suffolk*

DATE: 5th SEPTEMBER, 2011

WATER RETICULATION LEGEND

- PROPOSED 1000 WATER PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SCOUR VALVE ASSEMBLY
- PROPOSED WATER VALVE
- PROPOSED WATER CONDUIT
- PROPOSED WATER METER
- PROPOSED ROOFWATER DRAINAGE PIPE
- PROPOSED SEWERAGE RETICULATION PIPE
- PROPOSED WATER RETICULATION PIPE
- PROPOSED STAGE BOUNDARY
- PROPOSED SLEEPER RETAINING WALL
- PROPOSED LIGHT POST. REFER ELECTRICAL PLANS FOR DETAILS



370
RECEIVED
22/9/11

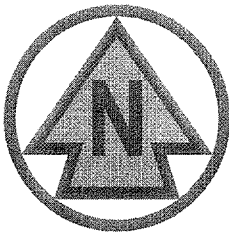
FOR CONTINUATION REFER TO SHEET No. C0501

SETOUT NOTE

FOR CIVIL SETOUT, CONTACT OPUS INTERNATIONAL CONSULTANTS (AUS) AND AN AUTOCAD DRAWING FILE WILL BE ISSUED FOR SITE SETOUT.

NOTE:

ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT LOGAN CITY COUNCIL SPECIFICATIONS, STANDARD DRAWINGS AND STANDARD DETAILS.



Revision	Amendment	Approved	Revision Date
R1	COUNCIL APPROVAL	AJJ	06.07.10
R2	COUNCIL AMENDMENTS	DTP	29.09.10
R3	AS CONSTRUCTED	AWK	29.07.11
R4	AS CONSTRUCTED	AWK	05.09.11

04-04185



Brisbane Creek St. Office
PO Box 99
Spring Hill QLD 4004
Australia
+61 7 3007 8181

Drawn	Designed	Approved	Revision Date
AJJ	DTP		SEP 2010
Project No.	Scale		
N-B0048.00	1:500 @ A1		

Project
MY HOME AND THE RIVER ESTATE
1227-1327 WATERFORD TAMBORINE ROAD, LOGAN VILLAGE PRECINCT A (STAGES 1, 2, 7A)

Sheet
WATER RETICULATION LAYOUT PLAN
SHEET 2 OF 2

Sheet No.	Revision
BC N-B0048.01	C0502 R4

APPENDIX H – Flood Level Report

PROPERTY FLOOD REPORT

 PRINT

Property Details

Address: 175 Albert Street LOGAN VILLAGE QLD 4207

Lot/Plan: Lot 1 RP 135229

Size/Area: 1,617 m²

Property Key: 291431

Catchment(s): Logan River, Quinzeh Creek

View Logan's [catchments and waterways map](#) (PDF)



Summary Flood Assessment

The table below presents the flood risks applicable to the selected property. There may be multiple studies and flood scenarios affecting the property, particularly for larger sites.

Assessment	Details
Risk area(s)	Low
Investigation area	Not applicable
Isolation risk	Not applicable
River flooding	PMF (Probable Maximum Flood)
Creek flooding	May apply - subject to further study
Overland flow	Applies. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice. Overland flow is water (stormwater run-off) that travels over land during heavy rainfall events. It generally occurs quickly and for short durations.

Latest Flood Risk

The extract below comes from the flood risk map based on the latest (most recent) flood studies accepted by Council applicable for this property.



LEGEND

 High	Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.
 Moderate	Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.
 Low	Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.
 Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.



The flood studies this map is based on consider the impacts of climate change, as required by Queensland's planning legislation and policies. The map considers the whole floodplain for Logan and reflects a risk-based approach that takes into account:

- How likely a flood of a given size is in any given year, and
- What the impact or level of danger of that flood is.

Flood Levels

The table below displays flood levels from the most recently accepted flood studies affecting this property. To view the flood study documents please see the [Flood page](#) on Council's website.

The levels are measured in Australian Height Datum (AHD), where sea level is approximately zero (0) metres. The level displayed in the table below is the maximum flood level on the property for that event (likelihood). For some properties, particularly large properties or those on a significant slope, flood levels can vary significantly.

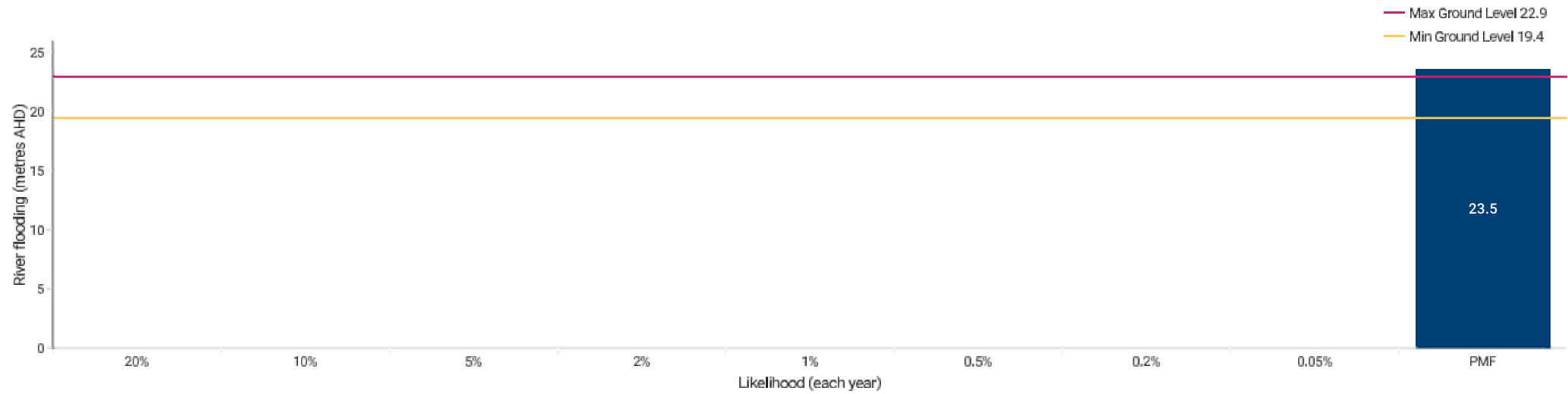
The most likely flood scenarios is shown at the top of the table, with the Probable Maximum Flood (PMF) at the bottom, being the least likely but most serious flood scenario.

Some properties may be impacted by only river flooding or only creek flooding, and some may be impacted by both. There may also be other sources of inundation that may impact the property and affect flood levels, based on overland flow or local creeks where studies have not yet been completed.

Study: Logan and Albert Rivers Flood Study 2023

Likelihood (each year)	River flooding
20% chance	Not applicable
10% chance	Not applicable
5% chance	Not applicable
2% chance	Not applicable
1% chance	Not applicable
0.5% chance	Not applicable
0.2% chance	Not applicable
0.05% chance	Not applicable
PMF	23.5 metres AHD

Flood and Ground Levels in metres AHD



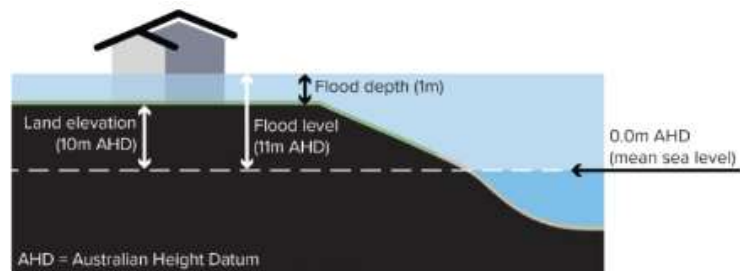
Ground Levels

Ground levels are based on an aerial LiDAR (Light Detection and Ranging) survey, which uses millions of laser point measurements to build a model of the ground surface. The source of the data is displayed in the table below so that you know when the survey was conducted.

Ground level	Details
Minimum ground level	19.4 metres AHD
Maximum ground level	22.9 metres AHD

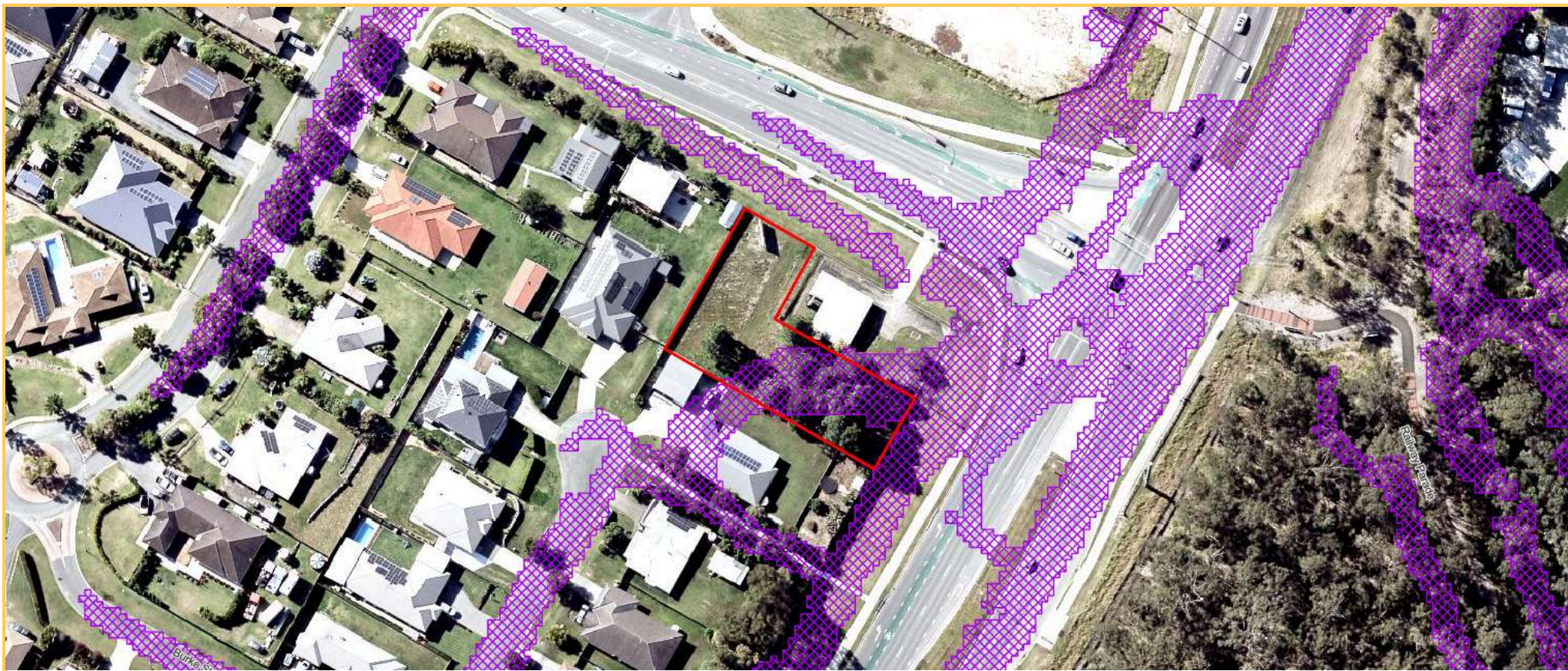
Source: 2021 Digital elevation model (1 metre grid)

The projected flood depth (how deep the water may be above ground, in metres) is the difference between the flood levels in the section above and the ground levels in this table. The diagram below provides an example (land elevation is ground level).



Overland Flow

Overland flow is water (stormwater/rainfall run-off) that exceeds the capacity of drains, pipes and channels during heavy rainfall events and travels over land towards waterways. It generally occurs quickly and for shorter periods of time. The impact of overland flow is dependent on local conditions, so the mapping is a guide only. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice.



LEGEND

 Overland flow extent (areas possibly impacted)

Future Climate Scenarios

This extract comes from the map showing the projected extent of flooding (affected areas) for multiple flood scenarios for all relevant flood studies, **including the projected impacts of climate change**. This map corresponds with the flood levels provided in the table above for the 5%, 2%, 1%, 0.5%, 0.05% and Probable Maximum Flood (PMF) scenarios.

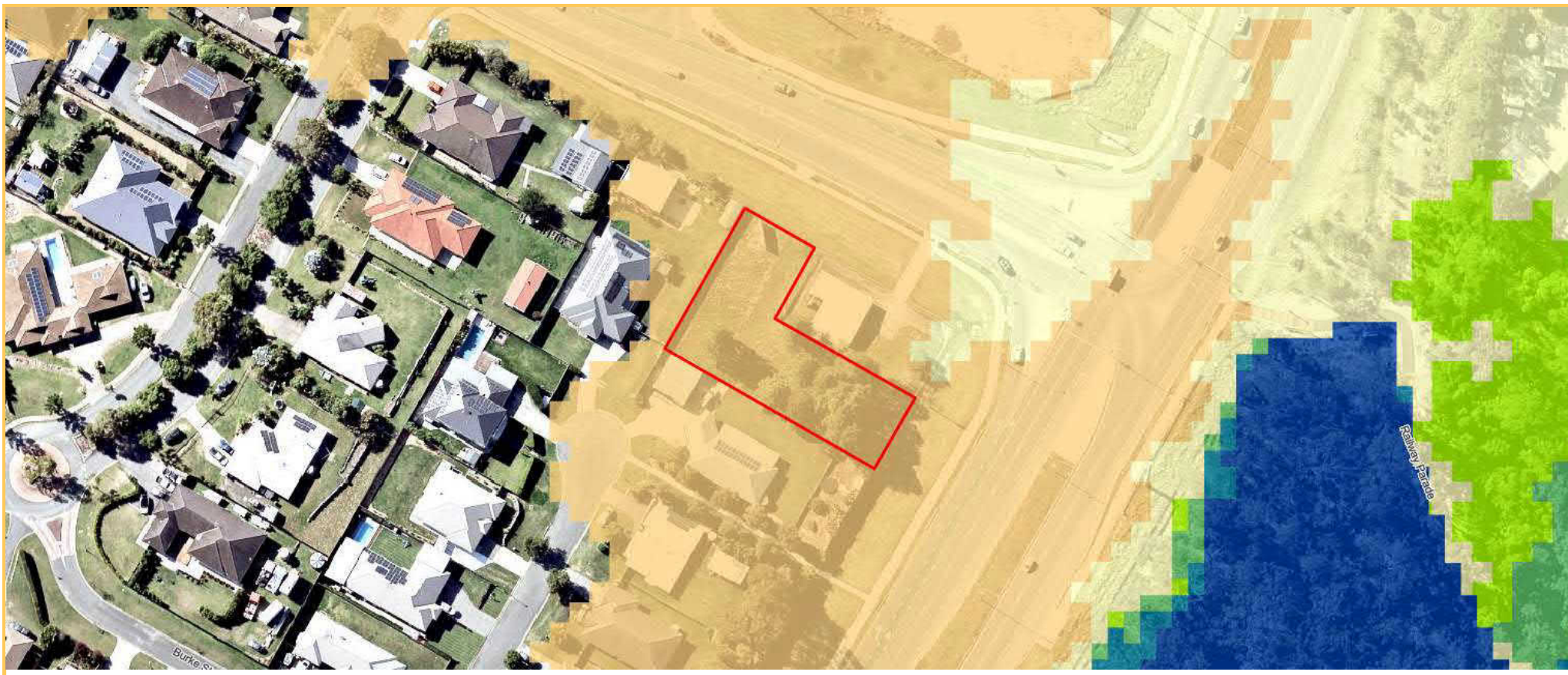


LEGEND

 5% chance	The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
 2% chance	The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
 1% chance	The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
 0.5% chance	The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
 0.05% chance	The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.
 PMF	The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change.
 Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Current Climate Scenarios

This extract comes from the map showing flood affected areas **without** considering the impacts of climate change. This map represents modelled flooding under current conditions, and can be used for insurance purposes.



LEGEND

 5% chance	The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on current (present day) conditions and does not take into account the impacts of climate change.
 2% chance	The areas modelled to be impacted by a flood that has a 2% (or 1 in 50) chance of happening in any given year, or 45% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on current (present day) conditions and does not take into account the impacts of climate change.
 1% chance	The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on current (present day) conditions and does not take into account the impacts of climate change.
 0.5% chance	The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on current (present day) conditions and does not take into account the impacts of climate change.
 0.05% chance	The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.
 PMF	The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change
 Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Historic Flood Events

Based on the best information available to Council, the table below indicates whether or not the selected property may have been impacted by significant historic flood events. It is possible that other creek flooding or overland flow, which is not included in Council's mapping of these events, may have impacted the property.

Flood event	Property impacted
1974	No
2017 (after ex Tropical Cyclone Debbie)	Yes
2022 (late February / early March)	No



1974



2017



2022

Planning Scheme Maps

The selected property is shown below on an extract of the Flood Overlay Maps from the Logan Planning Scheme 2015 V9.2 with TLPI No. 1/2024. Various provisions of the planning scheme which refer to properties affected by the Flood Overlay Maps will apply to the flood affected areas for the purposes of planning and development. This may include, for example, raised building floor levels and achieving safe vehicle access to the road network.

OM-05.01 Isolated islands



OM-05.02 High flow area



OM-05.04 Flood risk areas



MAP LEGEND

 High	Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 80% chance in 30 years). Conditions may pose a risk to life and cause damage to buildings, possibly severe. Limited development may be considered if not increasing the flood risk exposure for people or property. These areas are generally better suited to environmental, recreational and some agricultural uses.
 Moderate	Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater. Conditions may pose an unacceptable risk to people or property if not mitigated. Development may be tolerable if measures are taken to address flood impacts, protect people and limit damage.
 Low	Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions. Development is generally acceptable except for essential community infrastructure (e.g. emergency services). Vulnerable uses (e.g. childcare, aged care) may be ok subject to building, site access and safe shelter mitigation measures. Shows the full floodplain under the largest flood that could conceivably occur.
 Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Development should avoid these areas until further investigation (updated flood study or localised risk assessment) is completed.

MAP LEGEND

	High flow area	High hazard areas of flooding where significant (deeper, faster) flow of water occurs and in which a building is vulnerable to structural damage or failure from floodwater. Classified as H5 or H6 in the Australian Institute of Disaster Resilience (AIDR) Guideline 7-3 'Flood Hazard'.
	High flood island	Areas which are isolated from flood-free land (surrounded by floodwater) but retain a portion of the area as flood free in a probable maximum flood (PMF).
	Low flood island	Areas which are surrounded by floodwater and at first isolated from flood-free land, then completely inundated by floodwater (submerged) as the flood continues to rise.
	Meadowbrook flood assessment area	Area where the function of important community infrastructure needs to be maintained. Flood mitigation measures and comprehensive emergency management planning is required to adequately manage the risk for flood events.



If more recent flood studies have been completed and accepted by Council, the Latest Flood Risk Map shown at the top of this report may be different from the planning scheme map. The latest flood information should be used to inform development decisions and will be incorporated into the planning scheme in a future amendment.

Further Information

1. Floods are highly unpredictable and variable, and properties may be affected by other sources of potential flooding. Each flood and its impact is different. Areas that were not flooded previously may be affected by future events. Areas that have been previously flooded may be impacted in different ways. This online report cannot take all of this into account.
2. The flood mapping and levels in this report are based on data from flood studies undertaken at a particular time and are subject to change. For example, if the method for calculating flood levels is updated, industry guidelines are updated or more recent information becomes available, this may result in changes to the information in this report. In areas where development is ongoing, the flood mapping and levels may not reflect developed conditions.
3. Flood studies do not create risk. They help us to understand the risk, based on relevant legislation and Queensland Government policies and guidelines. Flood studies also consider a range of other factors such as rainfall and river level information from recent events, climate change and trends, the impacts of development, changes to catchment conditions, new technologies and industry best practice (which help to improve accuracy).
4. Flood studies and models are developed from the best information available at the time. They do not tell you how the flood waters might behave, how quickly they may rise, or how dangerous the flooding will be. The models also cannot represent changes that have occurred since they were developed which may impact flood behaviour, such as earthworks, new developments or road infrastructure.
5. This report is not a substitute for independent professional advice. You should engage the services of a Registered Professional Engineer of Queensland (RPEQ) to get site specific information regarding the flood risk to your property, and how that might affect any proposed building or development work.
6. While Logan City Council takes reasonable care in producing this report, it does not guarantee that the information is accurate, complete or current. Logan City Council does not accept any responsibility for any loss or damage (however it was caused) in connection with the use of or reliance on the information in this report.

Contact Information

Where to go for further information depends on the type of information you need. Please refer to the [Flood Risk Fact Sheet](#) or contact Council using the details below.

Topic	Contact Details
Flood studies and modelling information, and the flood risk on your property	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . Further information about flooding and flood studies is available on the Flood page on Council's website.
Planning and development enquiries or proposals	Contact Council on 07 3412 3412 or email development@logan.qld.gov.au . Before lodging a development application, pre-lodgement advice is recommended.
Building information	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . You can also contact a private building certifier .
Properties in Priority Development Areas	Contact Economic Development Queensland . Council is not the planning authority for these properties.
Independent advice about flooding on your property	Contact a registered engineer through the Board of Professional Engineers of Queensland: Phone: 07 3210 3100 Email: admin@bpeq.qld.gov.au Web: Home - Board of Professional Engineers Queensland (bpeq.qld.gov.au)