

CIVIL ENGINEERING
ASSESSMENT REPORT

393-397 Logan Reserve Road, Logan Reserve

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HCE ENGINEERS

REPORT CONTROL SHEET

HCE Ref No:	26191
Site:	393-397 Logan Reserve Road, Logan Reserve
Report Title:	Civil Engineering Assessment Report
Prepared For:	Vista Land Qld Pty Ltd

Rev No	Date	Written by	Reviewed by	Authorised by	Signed
0	7 September 2026	AD	MB	MB	RPEQ 3173 Matthew Burmeister 2026.09.07 17:05:31+10'00'

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Destination	Date Sent	Revision Number							
		0	1	2	3	4	5	6	7
Vista Land Qld Pty Ltd	7/09/2026	✓							

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Introduction

This report has been prepared to support the development application for a Reconfiguration of a Lot to create 22 residential lots and drainage reserve lot, at 393-397 Logan Reserve Road, Logan Reserve.

All existing improvements are to be demolished, and the lots are to be presented as vacant land, free of any significant vegetation.

The southern neighbouring lots have an existing development approval, Council Reference: OW/281/2024, and are under construction for the development of 81 lots, internal connecting roads and new intersections to Muchow Court and Logan Reserve Road. The subject development proposes to connect from the future utilities to provide servicing to the site.

A general description of proposed works and items of note are contained within the body of this report. Tabular responses to each of the performance criteria within the Filling and Excavation Code and Infrastructure Code are included as Appendices.

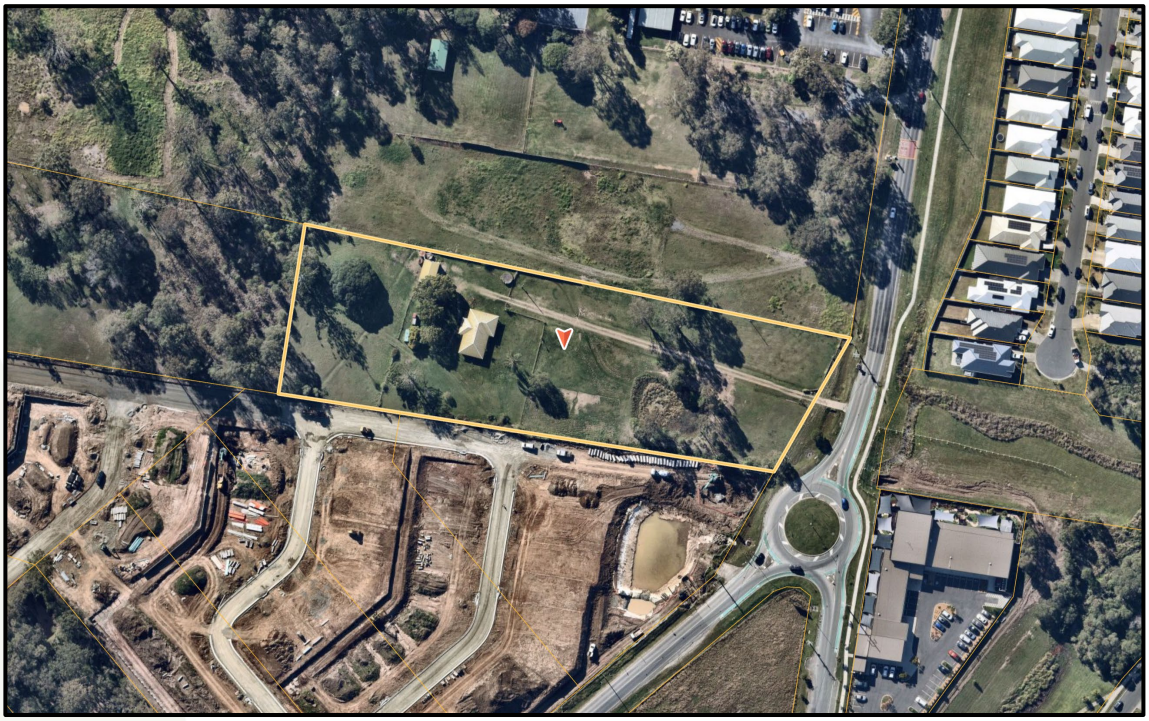


Image 1 – Site Location (Nearmap.com)

Flooding

The Logan Flood Hazard Overlay has been examined through the PD Hub Interactive Mapping, see image below.

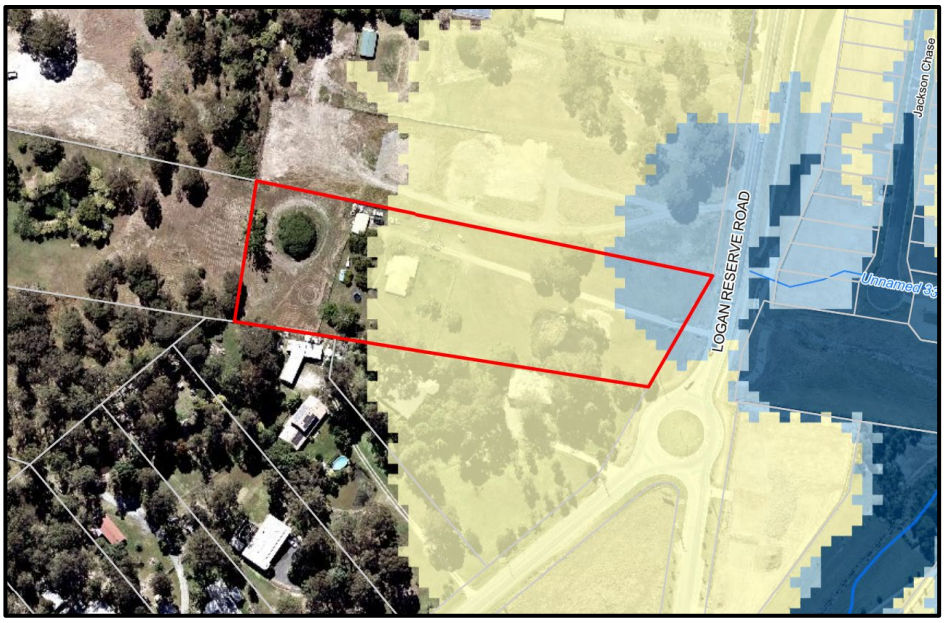


Image 2 – Logan City Council Flood Mapping

It is noted that Council has plans to upgrade Logan Reserve Road, including new drainage in the area. LCC advises the flood levels for the site are between 15m and 20m for the 0.5%, 0.2%, 0.05% and the PMF events.

All proposed lots will have appropriate freeboard to the 1% AEP Flood event.

It is concluded that the risk of flooding is very low and assessment against the Flood Hazard Overlay Code is not required.

Refer appendices for the LCC Flood Report.

Earthworks and Retaining

A concept earthworks design is depicted on the accompanying engineering drawings. Factors influencing the design are:

- the desire to provide flat, ready to build on, residential allotments.
- avoidance of terraced walls for the betterment of building area and lot maintenance.
- stormwater management to achieve lawful discharge.
- levels required to achieve flood immunity,
- compliance with Acceptable Outcomes for retaining at perimeter boundaries.

The net outcome is an earthworks design that generates an import of approximately 12,900m^3.

The proposed development is predominantly in fill due to the requirements to match existing external levels as well as for stormwater drainage from lots to kerb and channel to ultimately discharge to the proposed basin.

Compliance with A08 cannot be reasonably achieved due to the slope of the existing ground and the market's demand for flat residential land. However, compliance with P08 is achieved as visual impacts are minimised.

Roadworks

South of the development, an approved 9.5m wide road under construction is provided as the proposed road frontage for the site. New laneways are proposed as shown on the concept design drawings.

Access

Access to proposed lots can be achieved in compliance with the Planning Scheme Policy 5 - Infrastructure.

The development is proposed to gain access to the site through the future road being constructed to the frontage of Logan Reeserve Road under the southern future development (Council Reference: OW/281/2024).

The development proposes to additionally construct two access roads 10m wide, verge to verge, to gain access to all proposed lots individually.

Refuse Collection

There is sufficient useable kerb frontage to allow functional kerbside collection for Lots 4 to 16 and 21 to 22.

Refer to traffic reporting prepared by Colliers for further information.

Stormwater Drainage

Existing stormwater infrastructure in the vicinity of the development site is shown in the image below taken from Council's GIS.

Site runoff is to be managed in accordance with the Infrastructure Code. Proposed stormwater infrastructure is shown on the accompanying engineering drawings.

It is proposed to mitigate the impacts of development on peak discharge, through the implementation of stormwater detention as shown on the accompanying engineering drawings.

Site runoff is to be collected by the existing 375mm pipe that traverses Logan Reserve Road and discharged to the Logan River.

Stormwater quality improvement will be achieved by a bio retention basin.

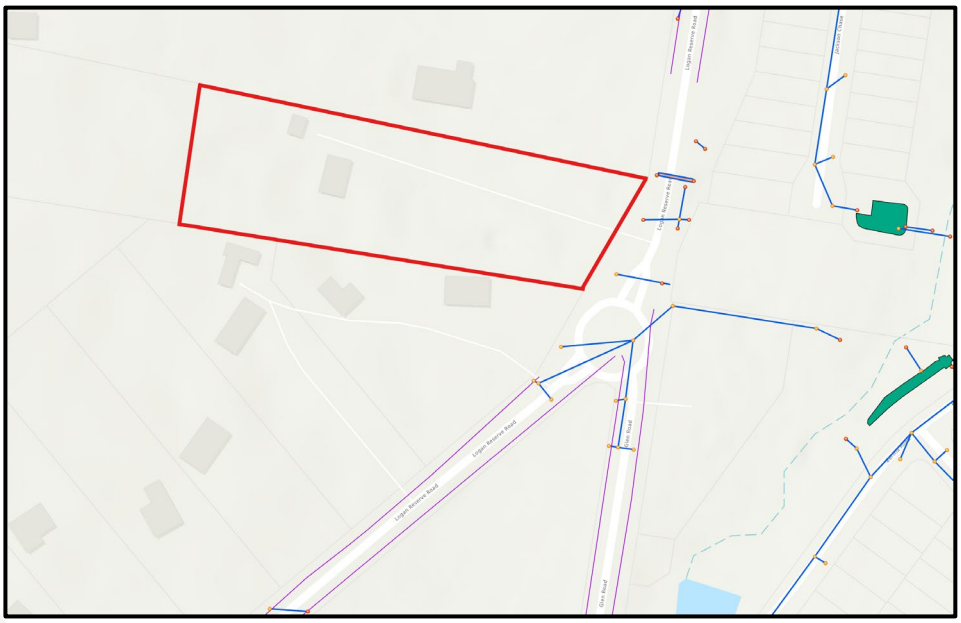


Image – Existing Stormwater Infrastructure

Sewerage Reticulation

Existing sewerage infrastructure in the vicinity of the development site is shown in the image below taken from Council's GIS.

There is currently an existing sewerage maintenance structure southeast of the subject site, located in Bertha Park. Application OW/281/2024 proposed to make a sewerage extension from this structure. The future development have additionally provided a DN150 sewerage connection within the southeastern boundary of the subject site.

Proposed sewerage construction is shown on the accompanying engineering drawings. These works comply with the Gravity Sewerage Code of Australia SEQ Service Providers Edition Version 2.1 (September 2021).

The subject development proposes to extend from the provided connection to service each lot individually.

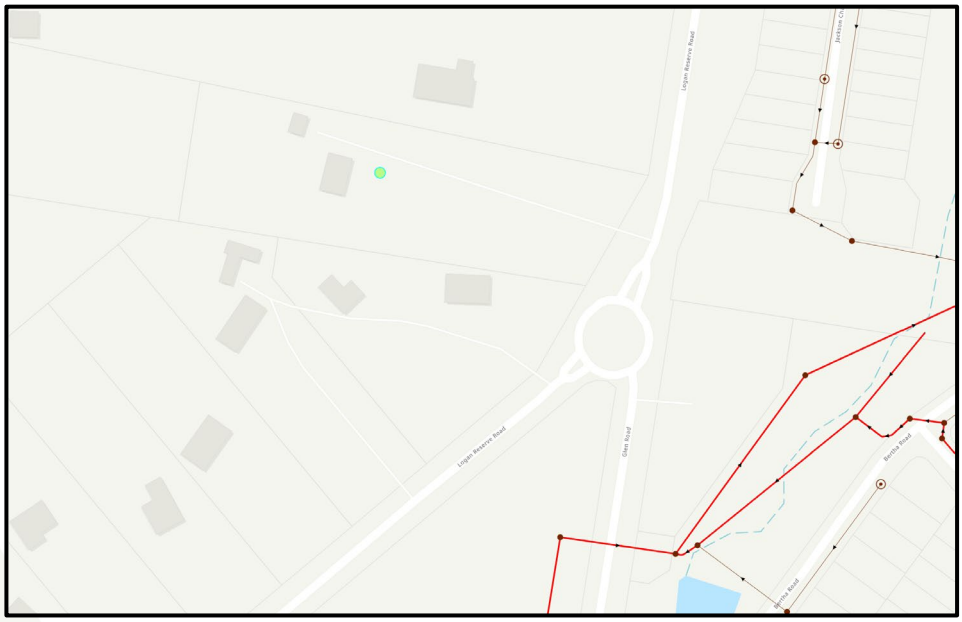


Image – Existing Sewerage Infrastructure

Water Reticulation

Existing water reticulation infrastructure in the vicinity of the development site is shown in the image below taken from Council's GIS.

There is currently an existing 225mm diameter PVC-M water trunk main southeast of the development, located on the adjacent side of Logan Reserve Road. Approved application OW/281/2024 is extending from this main to service their development.

Proposed water reticulation construction is shown on the accompanying engineering drawings. These works comply with the Water Supply Code of Australia SEQ Service Providers Edition Version 1.4 (March 2024).

The subject development proposes to extend from the future 150mm PVC-M main proposed within the adjacent verge of the future road. The subject development proposes to make water main and service connections from the future main to service proposed lots individually.

There are 2 proposed fire hydrants within the development which provide firefighting coverage to all lots in accordance with the requirements of *Clause 8.8.8* of the Water Supply Code SEQ Edition.

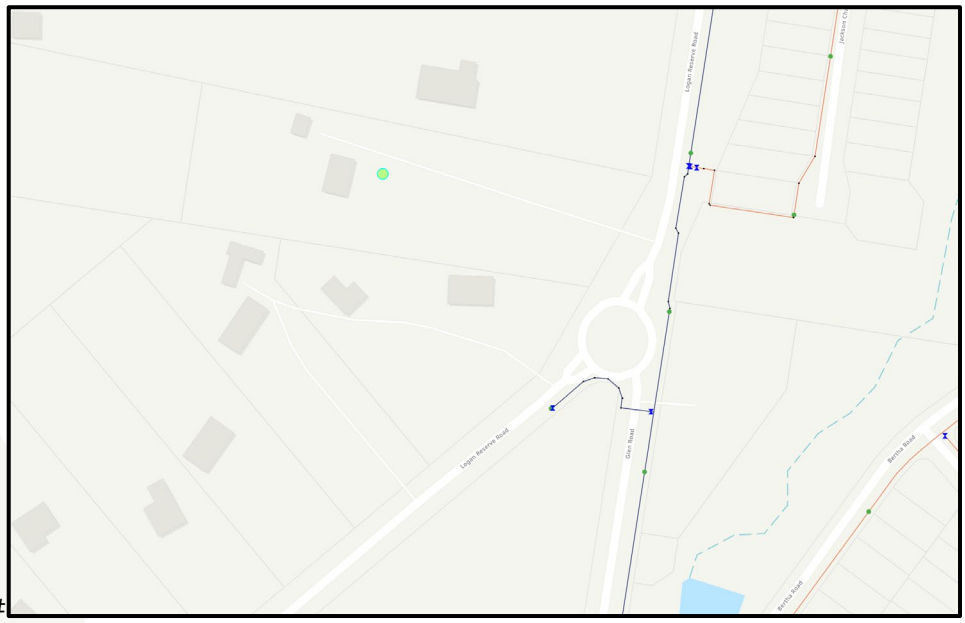


Image – Existing Water Reticulation Infrastructure

Conclusions

The proposed development has been assessed against Logan Planning Scheme.

Compliance with the Performance Outcomes of the Filing and Excavation Code and Infrastructure Code has been achieved.

Reasonable and relevant conditions can be applied to the development approval to achieve compliant and adequate servicing of the development.

Engineering Drawings

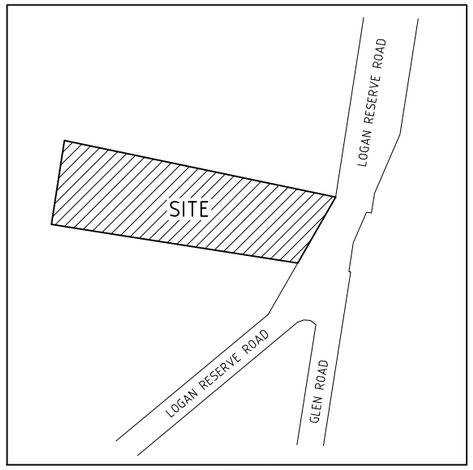
1 INTO 22 LOT SUBDIVISION

LOT 30 ON RP 223179

393-397 LOGAN RESERVE ROAD

LOGAN RESERVE, QLD 4133

DRAWING INDEX	
DRAWING No.	DESCRIPTION
26191-SK01	LOCALITY PLAN AND DRAWING INDEX
26191-SK02	CONCEPT GENERAL ARRANGEMENT PLAN
26191-SK03	CONCEPT CIVIL SERVICES PLAN SHEET 1 OF 2
26191-SK04	CONCEPT CIVIL SERVICES PLAN SHEET 2 OF 2
26191-SK05	CONCEPT EARTHWORKS PLAN SHEET 1 OF 2
26191-SK06	CONCEPT EARTHWORKS PLAN SHEET 2 OF 2
26191-SK07	CONCEPT EARTHWORKS SECTIONS
26191-SK08	CONCEPT BIO-RETENTION BASIN LAYOUT PLAN
26191-SK09	CONCEPT BIO-RETENTION BASIN PLAN SECTIONS AND DETAILS
26191-SK10	CONCEPT ROUNDABOUT INTERSECTION PLAN AND SECTIONS



LOCALITY PLAN
SCALE 1:2500

SCALE 1:2500 (A1) 0 50 100 150m
(SCALE BEFORE REDUCTION)

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PROJECT	TITLE	CLIENT	CERTIFICATION
393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 ON RP 223179	LOCALITY PLAN, DRAWING INDEX AND GENERAL NOTES	VISTA LAND QLD PTY LTD	

REVISION	AMENDMENT	DATE
A	ISSUED FOR APPROVAL	03/09/26
B	RE-ISSUED FOR APPROVAL	04/09/26

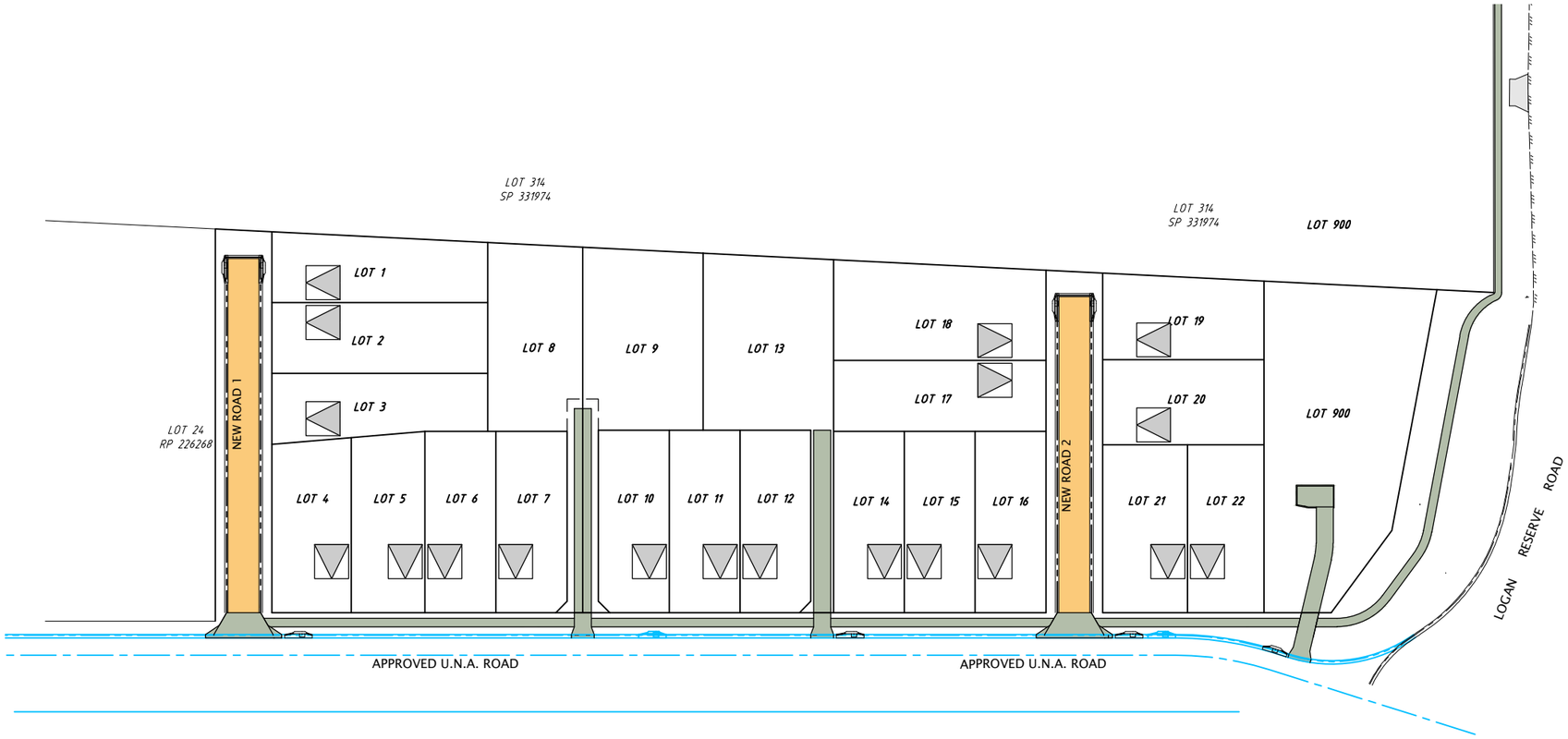
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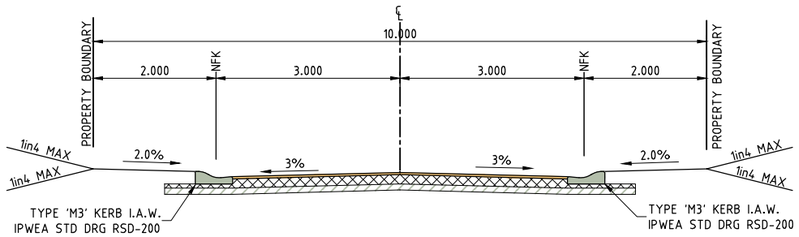
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Scale AS SHOWN
Drawing No. 26191-SK01
Rev. B

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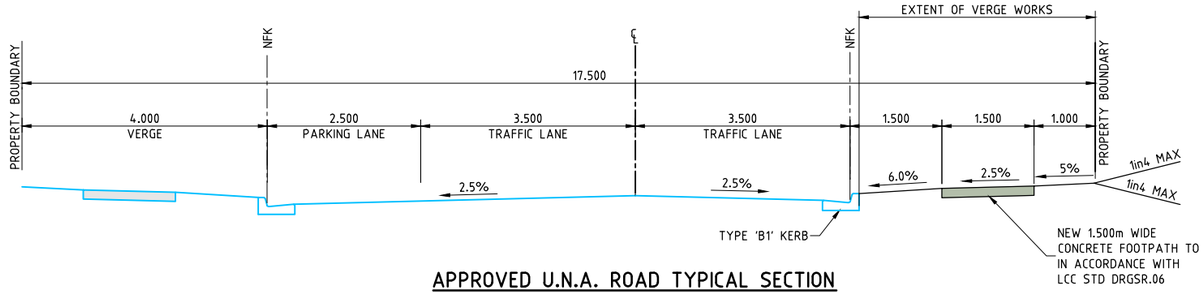
- EXISTING KERB AND CHANNEL
- PROPOSED KERB AND CHANNEL
- FUTURE KERB AND CHANNEL
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- POTENTIAL FUTURE ACCESS LOCATION



PLAN
SCALE 1:500



NEW ROAD 1 & 2 TYPICAL SECTION
SCALE 1:50



APPROVED U.N.A. ROAD TYPICAL SECTION
SCALE 1:50

SCALE 1:50 (A1) 0 1 2 3m (SCALE BEFORE REDUCTION)

SCALE 1:500 (A1) 0 10 20 30m (SCALE BEFORE REDUCTION)

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PROJECT	TITLE	CLIENT
393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 RP 223179	CONCEPT GENERAL ARRANGEMENT PLAN	VISTA LAND QLD PTY LTD

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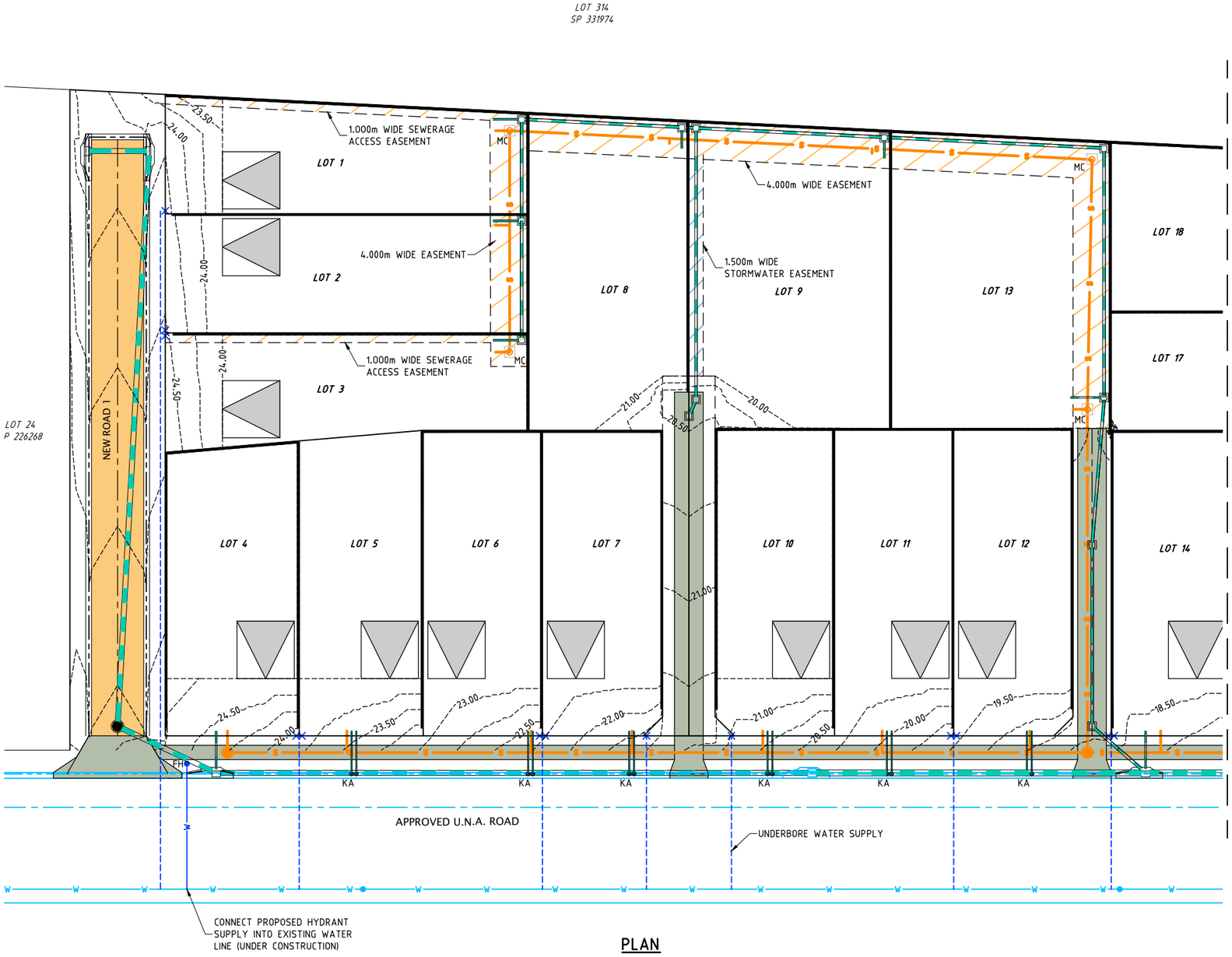
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Drawing No.	Rev.
26191-SK02	A



PLAN

SCALE 1:250

LEGEND

- FINISHED SURFACE CONTOURS (0.25m INTERVAL)
- EXISTING KERB AND CHANNEL
- PROPOSED KERB AND CHANNEL
- FUTURE KERB AND CHANNEL
- EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER DRAINAGE
- EXISTING SEWERAGE
- PROPOSED SEWERAGE
- EXISTING WATER RETICULATION
- PROPOSED WATER RETICULATION
- PROPOSED WATER SERVICE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING TELECOMMUNICATIONS
- PROPOSED RETAINING WALL
- PROPOSED WATER METER
- EXISTING ELECTRICAL POLE
- PROPOSED FIRE HYDRANT
- EXISTING ELECTRICAL PILLAR
- PROPOSED ELECTRICAL PILLAR
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SHARED EASEMENT
- PROPOSED STORMWATER EASEMENT
- POTENTIAL FUTURE ACCESS LOCATION

SCALE 1:250 (A1) 0 5 10 15m
(SCALE BEFORE REDUCTION)

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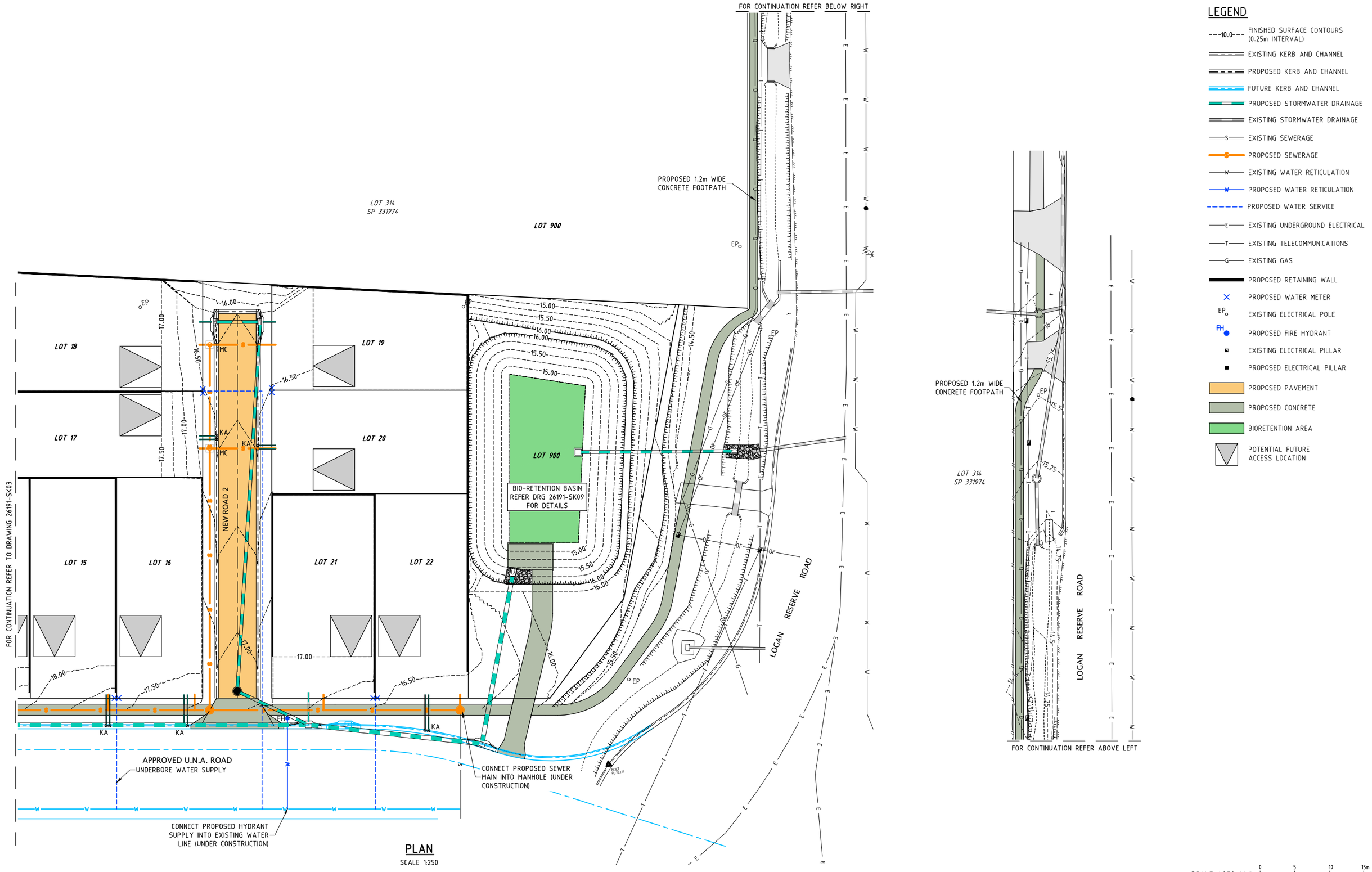
PROJECT	TITLE	CLIENT
393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 RP 223179	CONCEPT CIVIL SERVICES PLAN SHEET 1 OF 2	VISTA LAND QLD PTY LTD

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REVISION	AMENDMENT	DATE
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Approval No.		Scale
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Drawing No.		Rev.
26191-SK03		A



PLAN

SCALE 1:250

LEGEND

- FINISHED SURFACE CONTOURS (0.25m INTERVAL)
- EXISTING KERB AND CHANNEL
- PROPOSED KERB AND CHANNEL
- FUTURE KERB AND CHANNEL
- PROPOSED STORMWATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWERAGE
- PROPOSED SEWERAGE
- EXISTING WATER RETICULATION
- PROPOSED WATER RETICULATION
- PROPOSED WATER SERVICE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING TELECOMMUNICATIONS
- EXISTING GAS
- PROPOSED RETAINING WALL
- PROPOSED WATER METER
- EXISTING ELECTRICAL POLE
- PROPOSED FIRE HYDRANT
- EXISTING ELECTRICAL PILLAR
- PROPOSED ELECTRICAL PILLAR
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- BIORETENTION AREA
- POTENTIAL FUTURE ACCESS LOCATION

SCALE 1:250 (A1) 0 5 10 15m (SCALE BEFORE REDUCTION)

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PROJECT	TITLE	CLIENT
393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 RP 223179	CONCEPT CIVIL SERVICES PLAN SHEET 2 OF 2	VISTA LAND QLD PTY LTD

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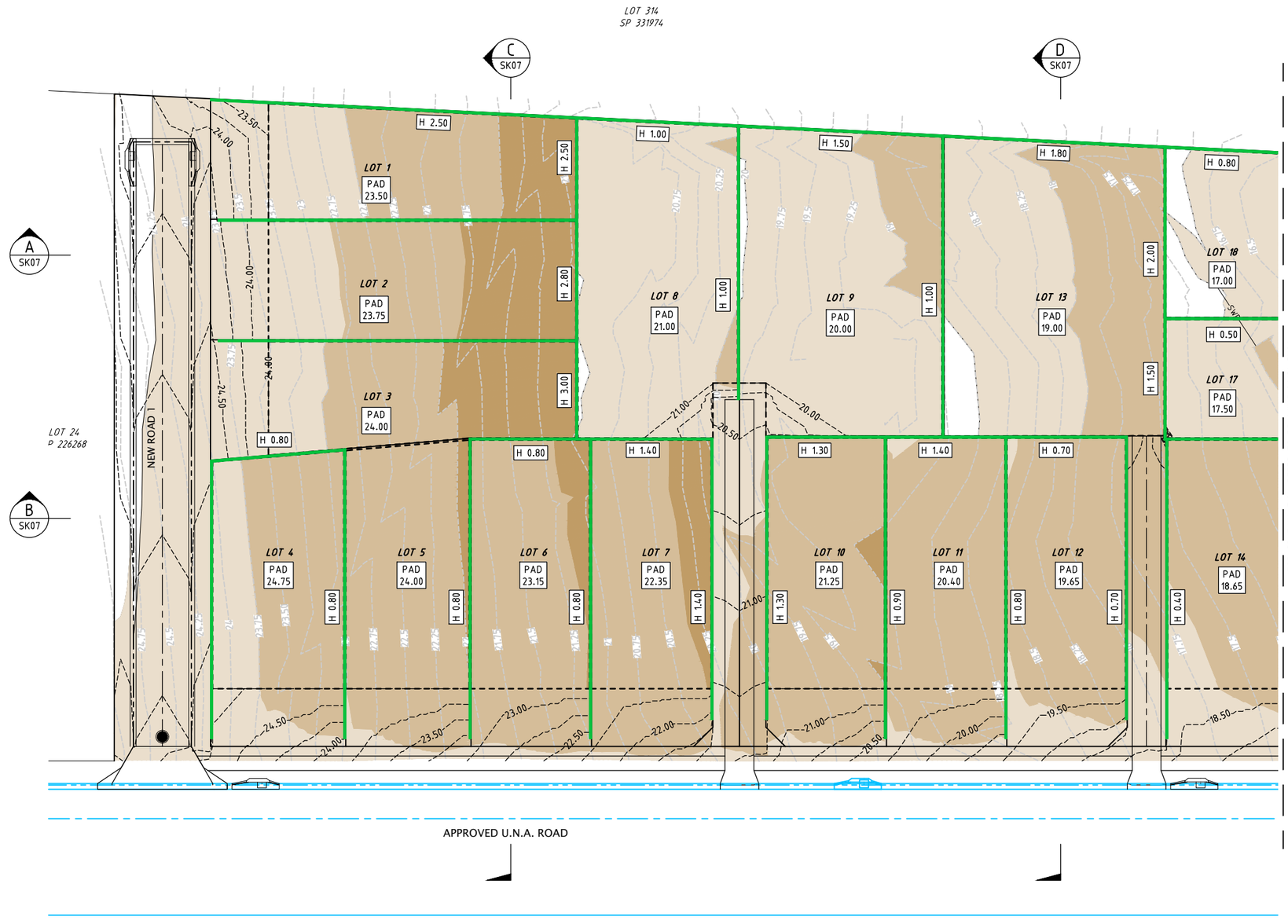
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Drawing No. 26191-SK04

Rev. B

LEGEND

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- FINISHED SURFACE CONTOURS (0.25m INTERVAL)
- EXISTING KERB AND CHANNEL
- PROPOSED KERB AND CHANNEL
- FUTURE KERB AND CHANNEL
- 1.00 MAXIMUM RETAINING WALL HEIGHT
- PROPOSED RETAINING WALL



CUT/FILL DEPTHS

-1.00 to -0.00 m	
-0.00 to 1.00 m	
1.00 to 2.00 m	
2.00 to 3.00 m	

PRELIMINARY EARTHWORKS VOLUMES

TOTAL CUT	-90m³
TOTAL FILL	12,990m³
BALANCE	12,900m³

PLAN

SCALE 1:250

SCALE 1:250 (A1) 0 5 10 15m
(SCALE BEFORE REDUCTION)

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393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 RP 223179	CONCEPT EARTHWORKS PLAN SHEET 1 OF 2	VISTA LAND QLD PTY LTD

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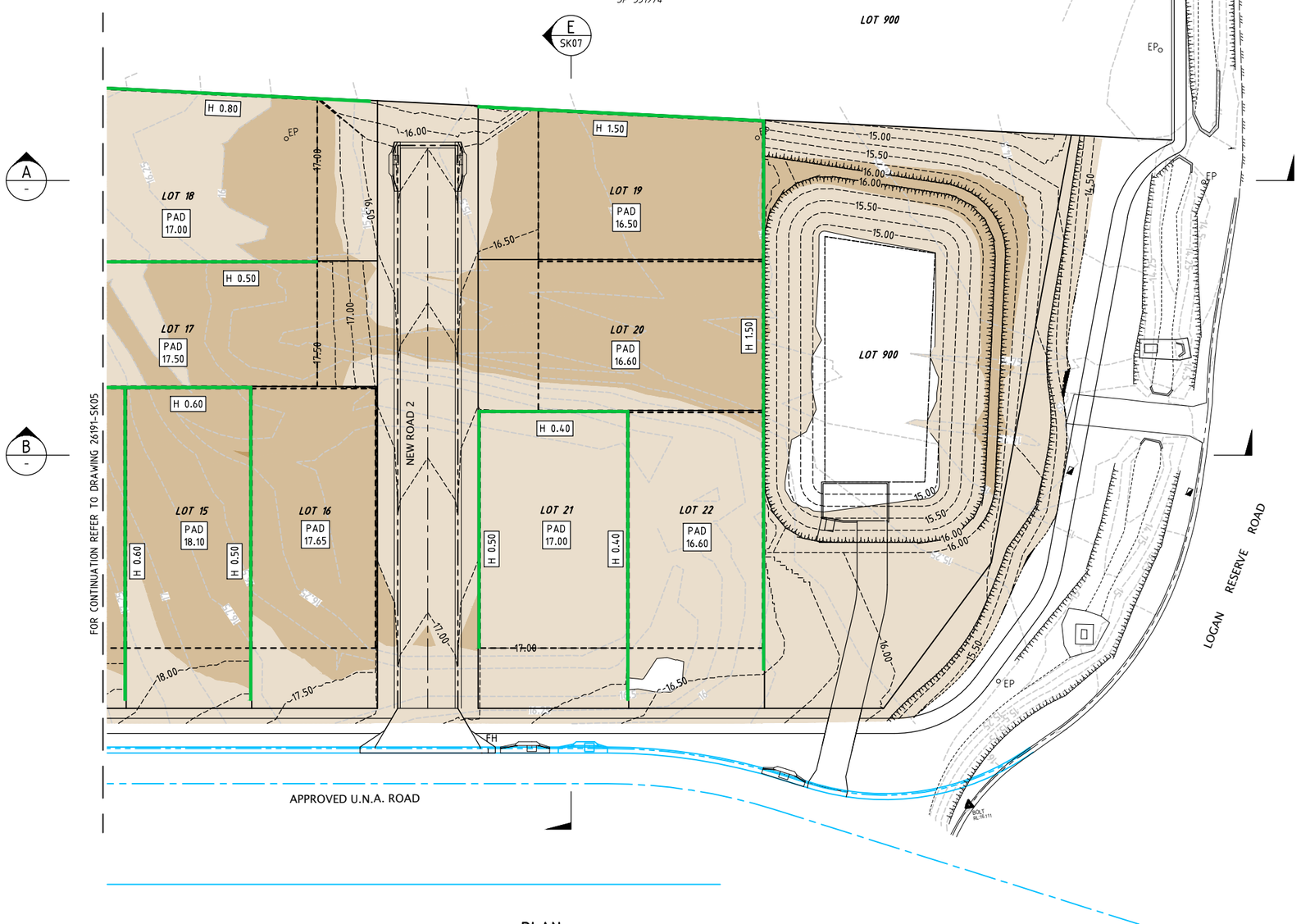
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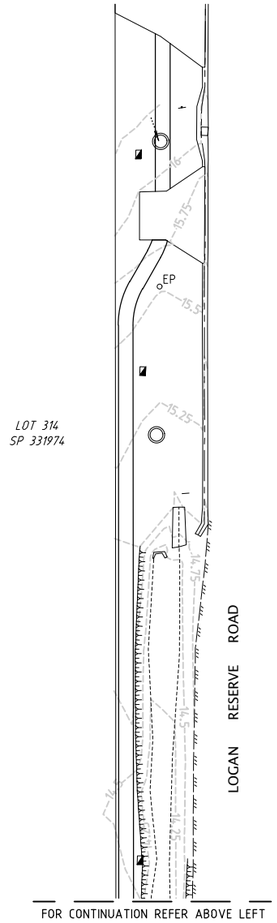
CUT/FILL DEPTHS

-1.00 to -0.00 m	
-0.00 to 1.00 m	
1.00 to 2.00 m	
2.00 to 3.00 m	

LEGEND

- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
- FINISHED SURFACE CONTOURS (0.25m INTERVAL)
- EXISTING KERB AND CHANNEL
- PROPOSED KERB AND CHANNEL
- FUTURE KERB AND CHANNEL
- PROPOSED RETAINING WALL
- 1.00 MAXIMUM RETAINING WALL HEIGHT





FOR CONTINUATION REFER ABOVE LEFT

PLAN
SCALE 1:250

SCALE 1:250 (A1) 0 5 10 15m
(SCALE BEFORE REDUCTION)

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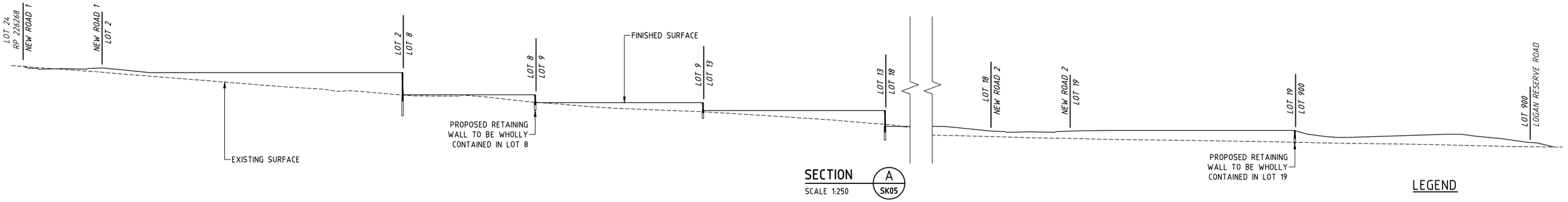
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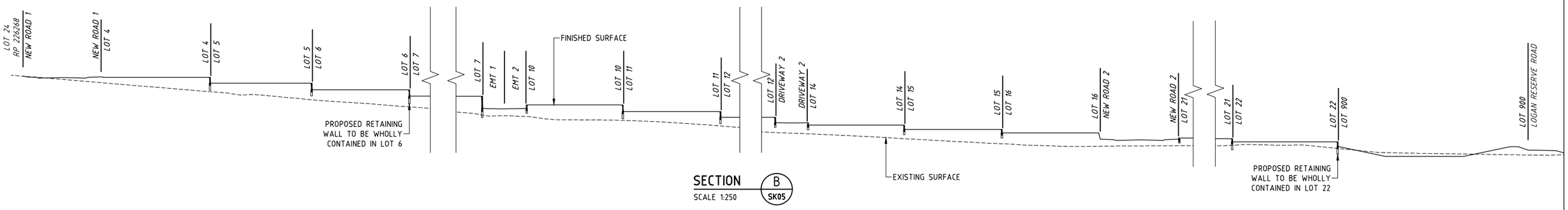
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Rev. B



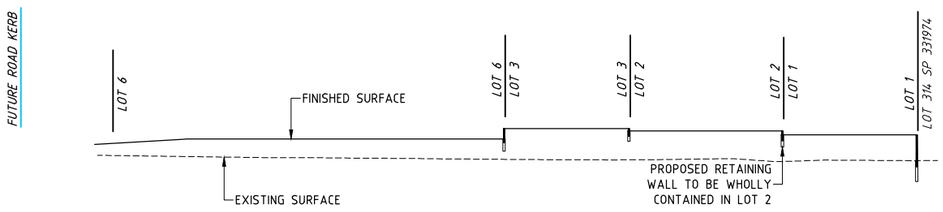
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SK05

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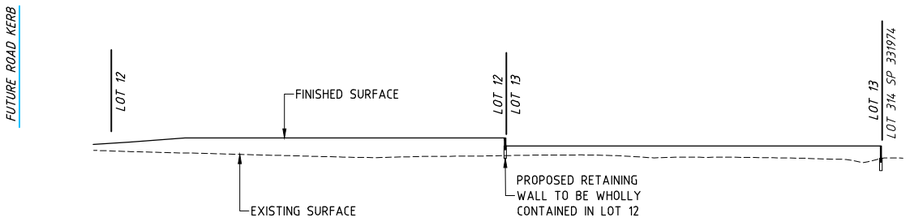
- EXISTING SURFACE LEVEL
- FINISHED SURFACE LEVEL
- FUTURE KERB AND CHANNEL



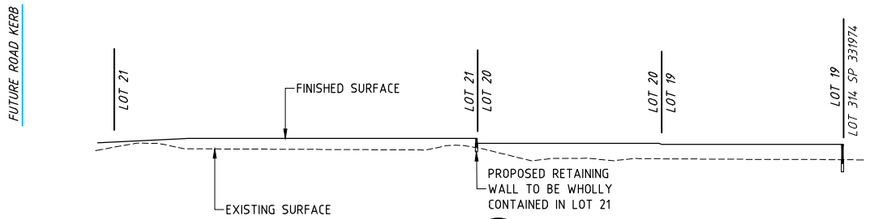
SECTION B
SCALE 1:250
SK05



SECTION C
SCALE 1:250
SK05



SECTION D
SCALE 1:250
SK05



SECTION E
SCALE 1:250
SK06

SCALE 1:250 (A1) 0 5 10 15m
(SCALE BEFORE REDUCTION)

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393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 RP 223179	CONCEPT EARTHWORKS SECTIONS	VISTA LAND QLD PTY LTD

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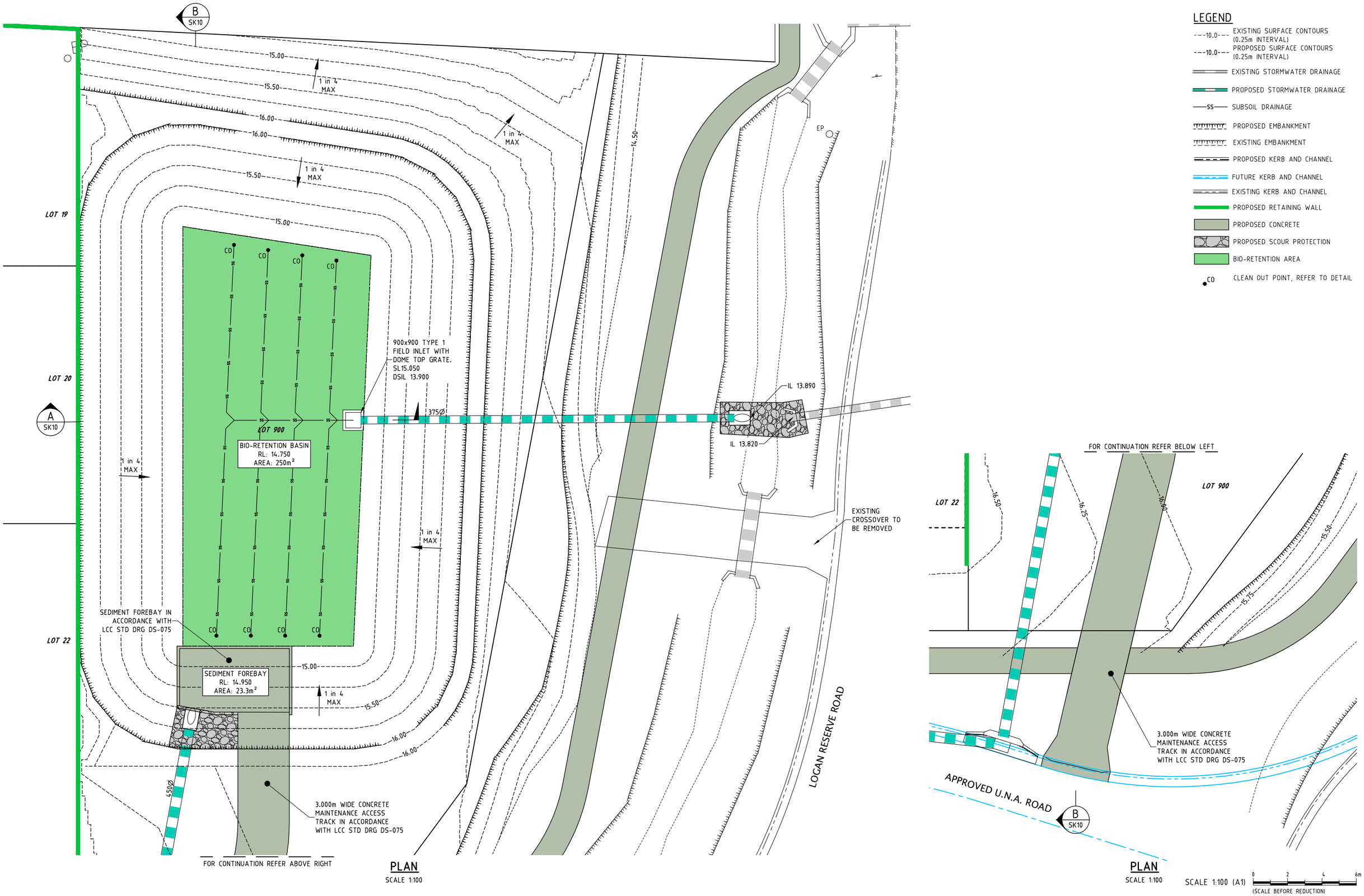
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Drawing No.	Rev.
26191-SK07	B



LEGEND

- 10.0 — EXISTING SURFACE CONTOURS (0.25m INTERVAL)
- 10.0 — PROPOSED SURFACE CONTOURS (0.25m INTERVAL)
- EXISTING STORMWATER DRAINAGE
- PROPOSED STORMWATER DRAINAGE
- SS — SUBSOIL DRAINAGE
- PROPOSED EMBANKMENT
- EXISTING EMBANKMENT
- PROPOSED KERB AND CHANNEL
- FUTURE KERB AND CHANNEL
- EXISTING KERB AND CHANNEL
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE
- PROPOSED SCOUR PROTECTION
- BIO-RETENTION AREA
- CO — CLEAN OUT POINT, REFER TO DETAIL

PLAN
SCALE 1:100

PLAN
SCALE 1:100

SCALE 1:100 (A1)
0 2 4 6m
(SCALE BEFORE REDUCTION)

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PROJECT	TITLE	CLIENT
393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 RP 223179	CONCEPT BIO-RETENTION LAYOUT PLAN	VISTA LAND QLD PTY LTD

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A	ISSUED FOR APPROVAL	03/09/26

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MB	EL	17/08/26

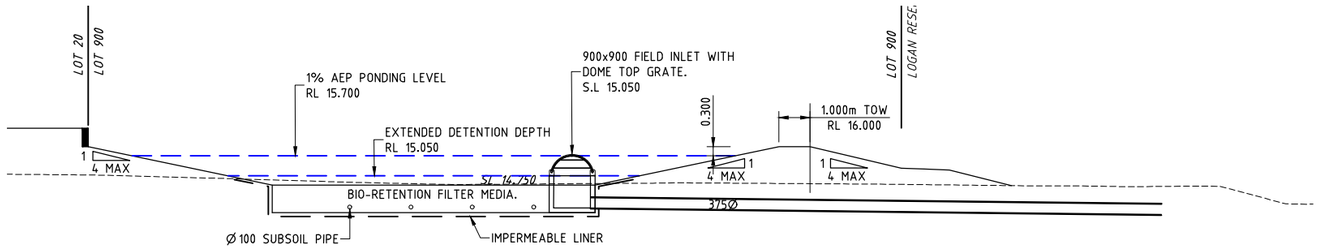
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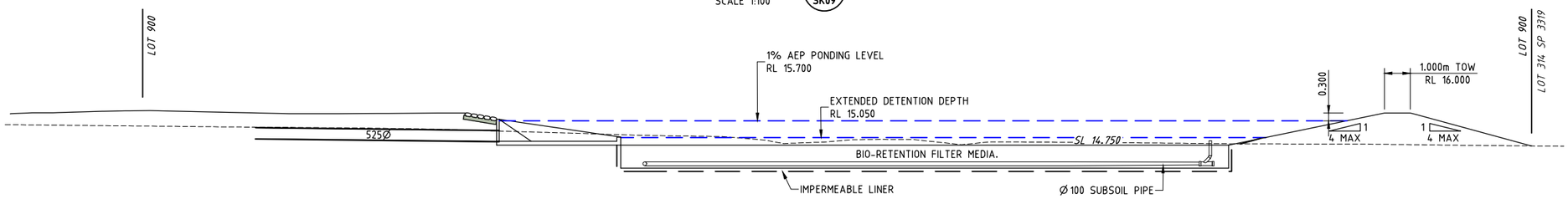
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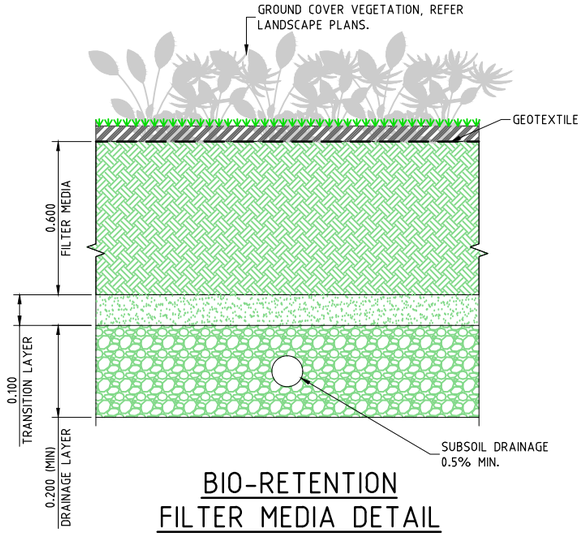
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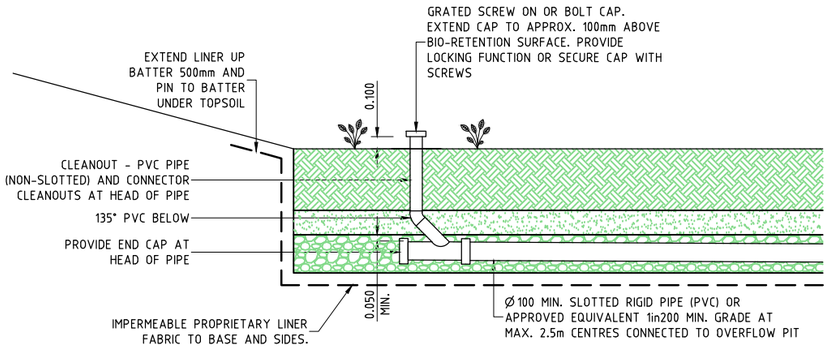
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SCALE 1:100 — SK09



SECTION B
SCALE 1:100 — SK09



BIO-RETENTION FILTER MEDIA DETAIL
NOT TO SCALE



UNDER DRAIN CLEANOUT TYPICAL DETAIL
SCALE 1:25

SCALE 1:25 (A1) 0 0.5 1 1.5m (SCALE BEFORE REDUCTION)

SCALE 1:100 (A1) 0 2 4 6m (SCALE BEFORE REDUCTION)

HCE Engineers Pty Ltd
ABN 42 664 382 610
mail@hce-engineers.com.au
07 3829 1399

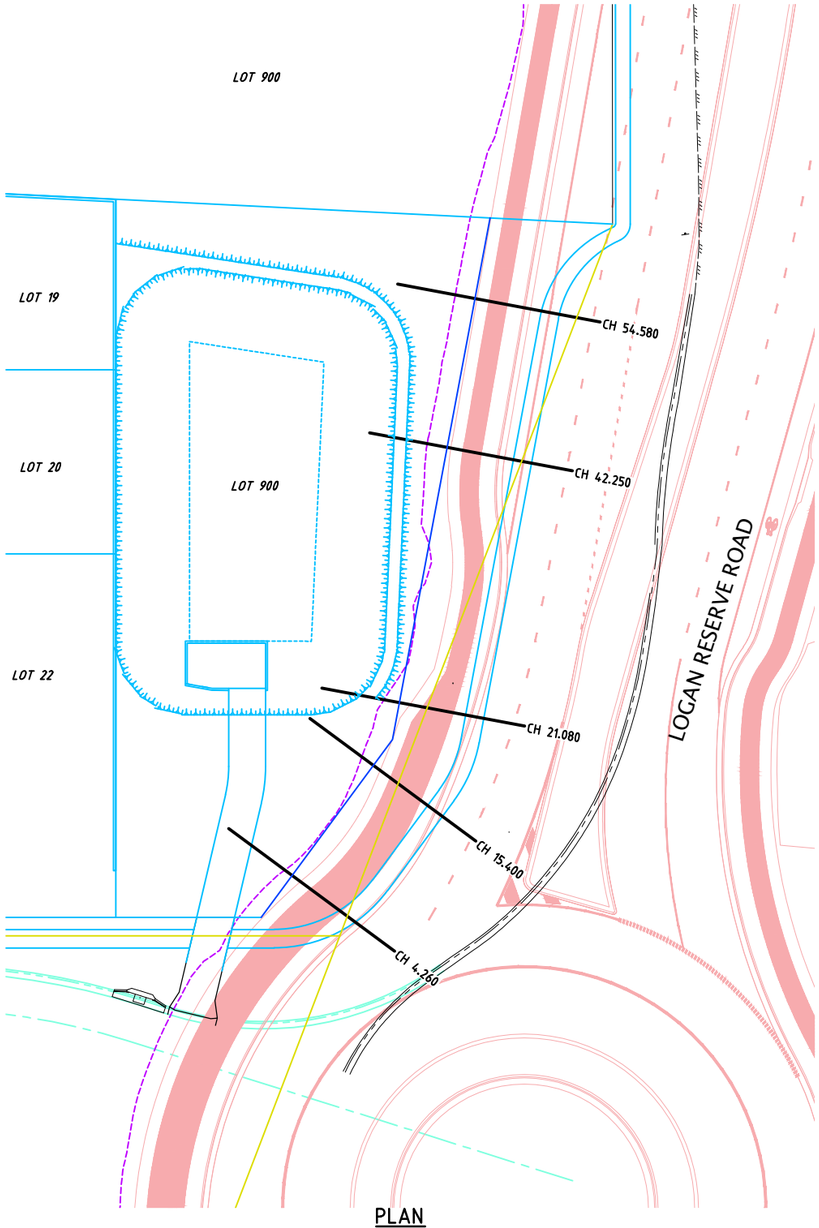
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393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 RP 223179	CONCEPT BIO-RETENTION BASIN SECTIONS AND DETAILS	VISTA LAND QLD PTY LTD

NOT FOR CONSTRUCTION. CONCEPT ONLY.

REVISION	AMENDMENT	DATE
A	ISSUED FOR APPROVAL	03/09/26

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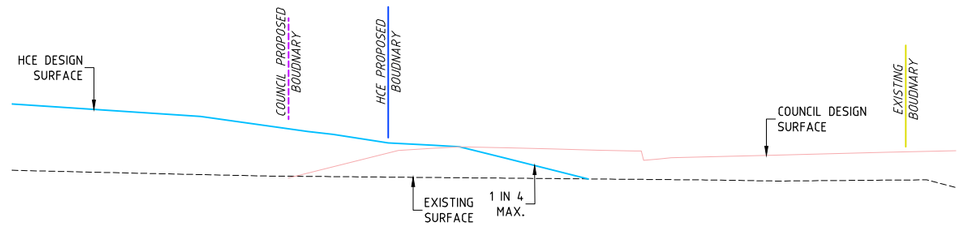
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Drawing No.		Rev.
26191-SK09		A



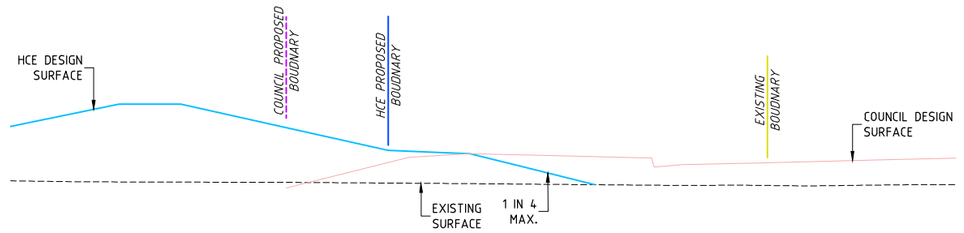
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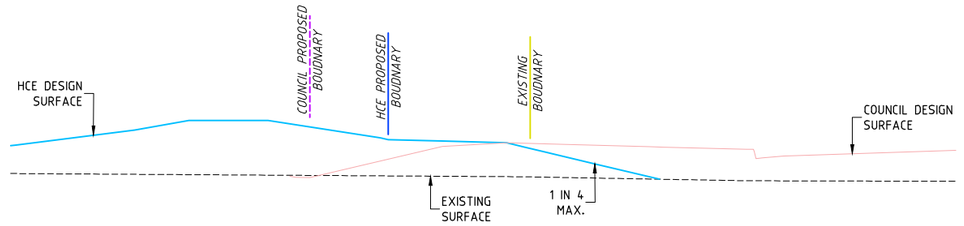
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- HCE PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- COUNCIL PROPOSED BOUNDARY
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- EXISTING EDGE OF BITUMEN
- EXISTING KERB AND CHANNEL
- FUTURE KERB AND CHANNEL
- PROPOSED EMBANKMENT



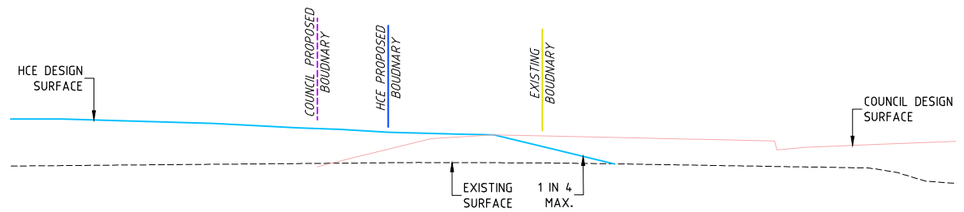
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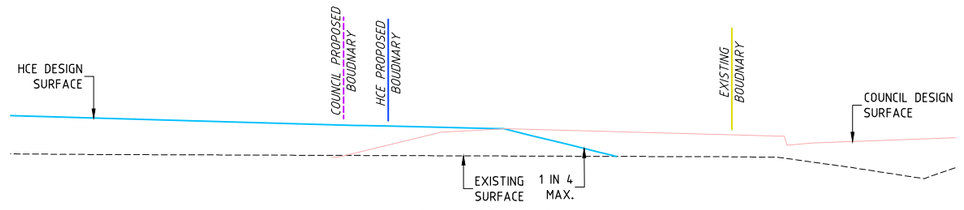
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CHAINAGE 21.080



CHAINAGE 15.400



CHAINAGE 4.260

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SCALE 1:250 (A1) 0 5 10 15m (SCALE BEFORE REDUCTION)

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PROJECT	TITLE	CLIENT
393-397 LOGAN RESERVE ROAD LOGAN RESERVE QLD 4133 LOT 30 RP 223179	CONCEPT ROUNDABOUT INTERSECTION PLAN AND SECTIONS	VISTA LAND QLD PTY LTD

NOT FOR CONSTRUCTION. CONCEPT ONLY.

REVISION	AMENDMENT	DATE
A	ISSUED FOR APPROVAL	04/09/26

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Designed	Drawn	Date
MB	EL	17/08/26

Approval No. ----
Scale AS SHOWN
Drawing No. 26191-SK10
Rev. A

Appendix A – Filling and Excavation Code

9.4.2 Filling and excavation code

9.4.2.1 Application

1. This code applies to:
    a. material change of use:
        i. that is accepted development (subject to requirements) or code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
        ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - local plans in Part 5 - Tables of assessment;
    b. reconfiguring a lot:
        i. that is code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
        ii. that is impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    c. operational work that is accepted development (subject to requirements) and code assessable operational work - filling or excavation for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.8.1 - Operational work.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.2.2 Purpose

1. The purpose of the code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. development protects:
        i. natural physical processes and ecosystems;
        ii. existing and planned infrastructure;
        iii. personal health and safety and premises;

iv. visual amenity.

9.4.2.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Protection of natural processes and ecosystems		
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	**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.	The Acceptable Outcome can be and is proposed to be met.
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.	The Acceptable Outcome can be and is proposed to be met.
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.	The Acceptable Outcome can be and is proposed to be met.
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect	**AO4** Filling or excavation works comply with part 3.3 -	The Acceptable Outcome can be and is proposed to be met.

infrastructure, including any services.	Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	
Protection and enhancement of personal health and safety and premises		
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.	The Acceptable Outcome can be and is proposed to be met.
Surface water flow		
PO6 Surface water drainage does not cause any of the following: a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or c. diversion or concentration of flow from or onto adjoining premises or infrastructure.	**AO6** Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	The Acceptable Outcome can be and is proposed to be met.
Batters		
PO7 A batter: a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	**AO7** A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.	The Acceptable Outcome can be and is proposed to be met.
Retaining walls		
PO8 A retaining wall:	**AO8** A retaining wall is designed and constructed to	The Performance Outcome can be and is proposed to be met.

a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises that is being filled; g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance.	comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.	
Filling of a dam		
PO9 The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	**AO9** The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Not applicable to this development.

Appendix B – Infrastructure Code

9.4.3 Infrastructure code

9.4.3.1 Application

1. This code applies to:
    a. material change of use:
        i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
        ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
    b. reconfiguring a lot:
        i. that is code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
        ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    c. operational work that is infrastructure work:
        i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.3.2 Purpose

1. The purpose of the code is to ensure that infrastructure is provided to service development.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. development protects the existing infrastructure and planned infrastructure networks being the:
        i. movement network;
        ii. park network;

iii. water network;
iv. sewerage network;
v. stormwater network;
vi. other networks including electricity, gas and telecommunications;
vii. land for community facilities network;

b. development other than operational work provides infrastructure that is necessary to service the development, including elements of:
i. a safe, efficient and legible road network;
ii. a safe, efficient and legible public transport network;
iii. a safe, efficient and legible cycle network;
iv. a safe, efficient and legible pedestrian network;
v. a safe, efficient and legible parks network;
vi. a safe and efficient water network;
vii. a safe and efficient sewerage network;
viii. a safe and efficient stormwater network;
ix. safe and efficient other networks including electricity, gas and telecommunications;
x. a safe and efficient road lighting network;
xi. land for a community facilities network;

c. development integrates with existing and planned infrastructure networks;
d. infrastructure is designed and constructed to deliver a standard of service that is efficient and equitable;
e. the cost to the community for the life of the infrastructure is minimised by providing for a suitable design life, ease of maintenance and ease of replacement;
f. development appropriately manages refuse and recycling storage and collection;
g. infrastructure protects personal health and safety and premises;
h. infrastructure protects environmental values.

9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments

For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	**AO1** Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	The Acceptable Outcome can be and is proposed to be met.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values.	**AO2** Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; g. provides parks in accordance with part 3.12 of Planning scheme policy 5 -	The Acceptable Outcome can be and is proposed to be met.

	Infrastructure; h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.	
Location of development		
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.	The Acceptable Outcome can be and is proposed to be met.
Fire fighting		
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	**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:	Not applicable to this development.

strata title unit access, which are private and under group or body corporate control.	a. Australian Standard (AS) 2419.1 - 2005 *Fire hydrant installations*; 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 on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	The Acceptable Outcome can be and is proposed to be met.
Waste management		
PO6 Development provides refuse and recycling	**AO6.1** Development provides refuse and recycling	The Acceptable Outcome can be and is proposed to be met.

collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	collection and storage facilities in accordance with Planning scheme policy 9 - Waste management. **AO6.2** Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	
Disposal of trade waste		
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	**AO7** The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	The Acceptable Outcome can be and is proposed to be met.
Roof water drainage and surface water drainage		
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	**AO8** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	The Acceptable Outcome can be and is proposed to be met.
Natural flow of surface water		

PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	**AO9** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	The Acceptable Outcome can be and is proposed to be met.
Water sensitive urban design		
PO10 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.	**AO10** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	The Acceptable Outcome can be and is proposed to be met.
Movement network		
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service	**AO11** Development does not cause or contribute to projected traffic levels:	The Acceptable Outcome can be and is proposed to be met.

for a road or intersection.	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.	
Integrated movement concept report		
PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	**AO12** Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.	The Acceptable Outcome can be and is proposed to be met.
For assessable development only		
Land use and transport integration		
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m^2 or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger	**AO13** No acceptable outcome provided.	Not applicable to this development.

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.		

Table 9.4.3.3.2 - Water storage for fire fighting

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
a. less than 1,000m^2	5,000 litres
b. between 1,000m^2 and less than 1 hectare	10,000 litres
c. greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard

Appendix C – Flood Report

CITY OF LOGAN

PROPERTY FLOOD REPORT

Property Details

Address: 393-397 Logan Reserve Road LOGAN RESERVE QLD 4133

Lot/Plan: Lot 30 RP 223179

Size/Area: 13,694 m^2

Property Key: 280450

Catchment(s): Logan River, Unnamed_33

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)	Moderate, Low
Investigation area	Not applicable
Isolation risk	Not applicable
River flooding	0.5% chance of a flood this size or larger happening in any given year
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.

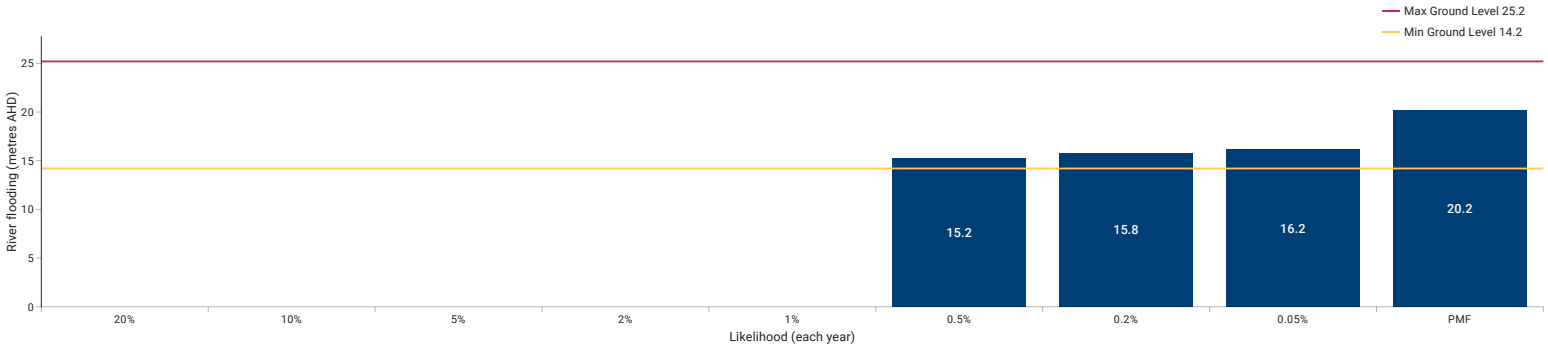
The most likely flood scenarios is shown at the top of the table, with the Probable Maximum Flood (PMF) at the bottom, being the least likely but most serious flood scenario.

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	15.2 metres AHD
0.2% chance	15.8 metres AHD
0.05% chance	16.2 metres AHD
PMF	20.2 metres AHD

Flood and Ground Levels in metres AHD



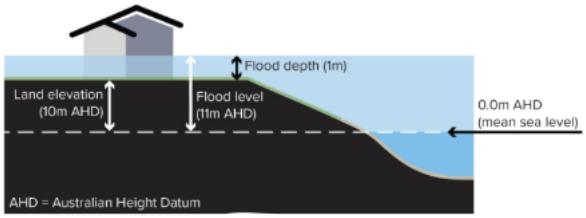
Ground Levels

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	14.2 metres AHD
Maximum ground level	25.2 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.

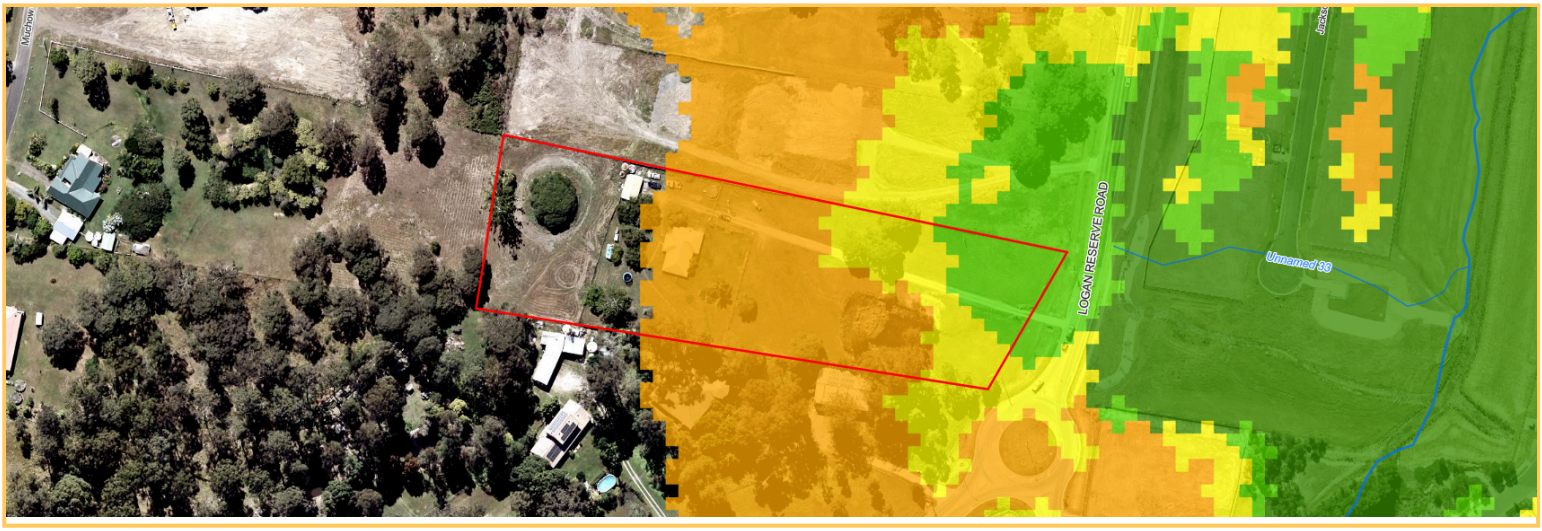


LEGEND

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)	No
2022 (late February / early March)	No

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.

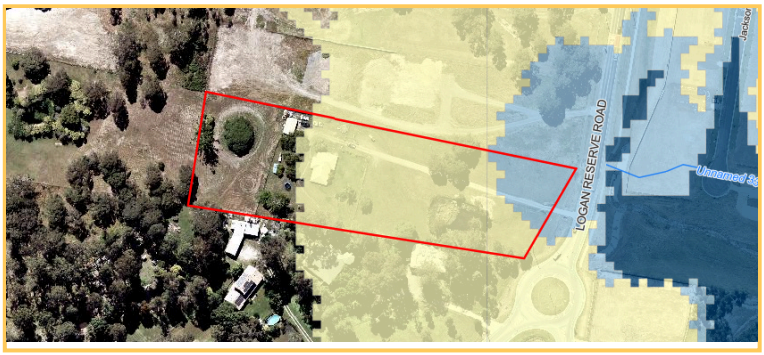
OM-05.01 Isolated islands



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.

CITY OF LOGAN

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)